

Dougan

RESIDENTIAL

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22 Glendarragh Mews
Belfast, BT4 2WE

Asking Price £245,000

KEY FEATURES

- Detached Family Home In A Quiet Cul-De-Sac
- Popular And Established Residential Development
- Tesco, George Best Airport, Hollywood Exchange And Belfast City Centre Easily Accessible
- Bright And Spacious Living Room
- Modern Kitchen Open To Dining Room With Sun Room Off
- Three Generous Bedrooms (Master With Ensuite)
- First Floor Family Bathroom
- Downstairs W.C
- Private Rear Garden With Patio
- Detached Brick Built Store
- Off Street Parking
- Double Glazing
- Gas Fired Central Heating
- Early Viewing Advised



SUMMARY

Well presented detached family home perfectly positioned in a quiet cul-de-sac in this well established development. Leading schools are close at hand and the property benefits from easy access to main arterial routes linking Belfast City Centre and surrounding towns.

The accommodation briefly comprises of a bright and spacious living room, a modern kitchen open to a dining area, sun room and w.c on the ground floor. To the first floor are three bedrooms (master with ensuite) and a family bathroom.

The property further benefits from private, enclosed rear garden with patio, off street parking and a detached brick built store.

Early viewing is advised to appreciate this fine family home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Glazed front door, storage cupboard, tiled floor

CLOAKROOM: Low flush w.c, wash hand basin with tiled splash back

LIVING ROOM: 16' 0" x 12' 2" (4.88m x 3.71m)
Fire place with tiled hearth, laminate wooden floor. Double doors to:

KITCHEN WITH DINING: 21' 11" x 15' 9" (6.68m x 4.8m) Excellent range of high gloss, high and low level units, stainless steel sink unit with chrome tap, Integrated oven with four ring hob and chrome extractor fan over, wood effect work surfaces, break fast bar, integrated fridge freezer, integrated washing machine, integrated dish washer, tiled floor, spot lighting. Doors to sun room

SUN ROOM: 12' 10" x 12' 6" (3.91m x 3.81m)
Laminate wooden floor

First Floor

LANDING

BEDROOM (1): 12' 10" x 9' 2" (3.91m x 2.79m)

ENSUITE SHOWER ROOM: Wash hand basin with chrome taps, low flush w.c, fully tiled shower cubicle, chrome heated towel rail, tiled floor

BEDROOM (2): 13' 5" x 10' 5" (4.09m x 3.18m)

BEDROOM (3): 13' 5" x 7' 7" (4.09m x 2.31m)

BATHROOM: Panelled bath with chrome taps and telephone hand shower, low flush w.c, wash hand basin with chrome tap, heated chrome towel radiator, tiled floor, linen closet

Outside

Flower beds to front. Rear garden in lawn with patio. Brick paviour driveway to front and side.

DETACHED STORAGE: Brick built store.







FLOOR PLANS
(NOT TO SCALE)



LOCATION MAP



DIRECTIONS : Travelling down the Knocknagoney Road from the Old Holywood Road, the Glendarragh Development is located on the right hand side.



EPC



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