

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**7 St Judes Crescent**  
Belfast, BT7 2GW

**Asking Price £239,950**

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Close To The Vibrant Ormeau Road
- Bright And Spacious Living Room
- Modern Kitchen
- Utility Room
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Mature Front And Side Gardens
- Low Maintenance Rear Garden
- Driveway Parking
- Detached Garage
- Gas Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Well presented semi-detached home occupying a pleasant corner position on St Judes Crescent, off the Ormeau / Ravenhill Roads. The property offers ease of access to the vibrant Ormeau Road with its array of eateries, shops and amenities. Belfast city centre is easily accessible by bus or car.

The accommodation briefly comprises of a bright and spacious living room, modern kitchen and utility room on the ground floor. Three generous bedrooms and a well appointed bathroom are to the first floor.

Externally the property benefits of front and side gardens laid in lawn with a paved rear garden and a sitting area laid in loose stone, off road parking, a detached garage and additional store.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Wooden floor, wood panelling, under stair storage

**LIVING ROOM:** 13' 2" x 11' 2" (4.01m x 3.4m) Wood strip floor, feature gas fire with sleeper mantle and tiled hearth

**KITCHEN:** 10' 9" x 10' 6" (3.28m x 3.2m) Excellent range of high and low level units with chrome handles, feature under lighting, granite effect work surfaces with matching upstand, stainless steel sink unit, space for range oven and hob, plumbed for dishwasher

**UTILITY ROOM:** 7' 9" x 7' 3" (2.36m x 2.21m) Range of units, stainless steel sink unit, formica work surfaces, plumbed for washing machine, space for fridge freezer

### First Floor:

**LANDING:** Roof space access

**BATHROOM:** Curved bath, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, spot lighting

**BEDROOM (1):** 11' 10" x 11' 6" (3.61m x 3.51m)

**BEDROOM (2):** 11' 6" x 10' 7" (3.51m x 3.23m)

**BEDROOM (3):** 7' 9" x 6' 9" (2.36m x 2.06m) Wood strip flooring

### Outside

**DETACHED GARAGE:** 13' 9" x 8' 9" (4.19m x 2.67m) Front and side gardens laid in lawn. Mature hedges and shrubs. Paved rear garden with additional sitting area laid in loose stone. Driveway parking leading to the detached garage.





## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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