

Dougan

RESIDENTIAL

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13 Windermere Close,
Belfast, BT8 6XF

Asking Price £165,000

KEY FEATURES

- Well Presented Semi-Detached Villa In The Popular Fourwinds Area
- Excellent Location Close To Local Shops And Amenities
- Belfast City Centre Easily Accessible
- Bright And Spacious Through Lounge
- Excellent Fitted Kitchen
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Private And Enclosed Rear Garden
- Driveway Parking
- Oil Fired Central Heating & Double Glazing
- Recently Professionally Painted And New Carpets Fitted
- No Onward Chain / Superb First Time Buy



SUMMARY

Well presented semi-detached positioned in a quiet cul-de-sac in an established residential development. The property is located within close proximity to many local amenities, public transport services and main arterial routes offering ease of access to Belfast city centre and surrounding towns.

The property has been very well maintained by the current vendors and the accommodation briefly comprises of a bright and spacious through lounge with a feature fireplace and kitchen on the ground floor. Three bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from a private and enclosed rear garden, driveway parking, oil fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL: Pvc front door, wood strip flooring

THROUGH LOUNGE: 23' 7" x 11' 3" (7.19m x 3.43m)

Feature fireplace with wooden mantle and tiled hearth, cornicing, wood strip flooring, cloakroom

KITCHEN: 10' 5" x 6' 7" (3.18m x 2.01m) Range of high and low level units with chrome handles, wine rack, space for oven and hob, space for fridge freezer, plumbed for washing machine, stainless steel sink unit, formica work surfaces, tongue and groove ceiling, partly tiled walls, tiled floor

First Floor

LANDING: Roof space access

BEDROOM (1): 11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM (2): 11' 5" x 7' 2" (3.48m x 2.18m)

BEDROOM (3): 8' 1" x 6' 9" (2.46m x 2.06m)

BATHROOM: Panel bath with chrome taps and electric shower over, pedestal wash hand basin with chrome taps, low flush w.c, partly tiled walls, tongue and groove ceiling, hot press

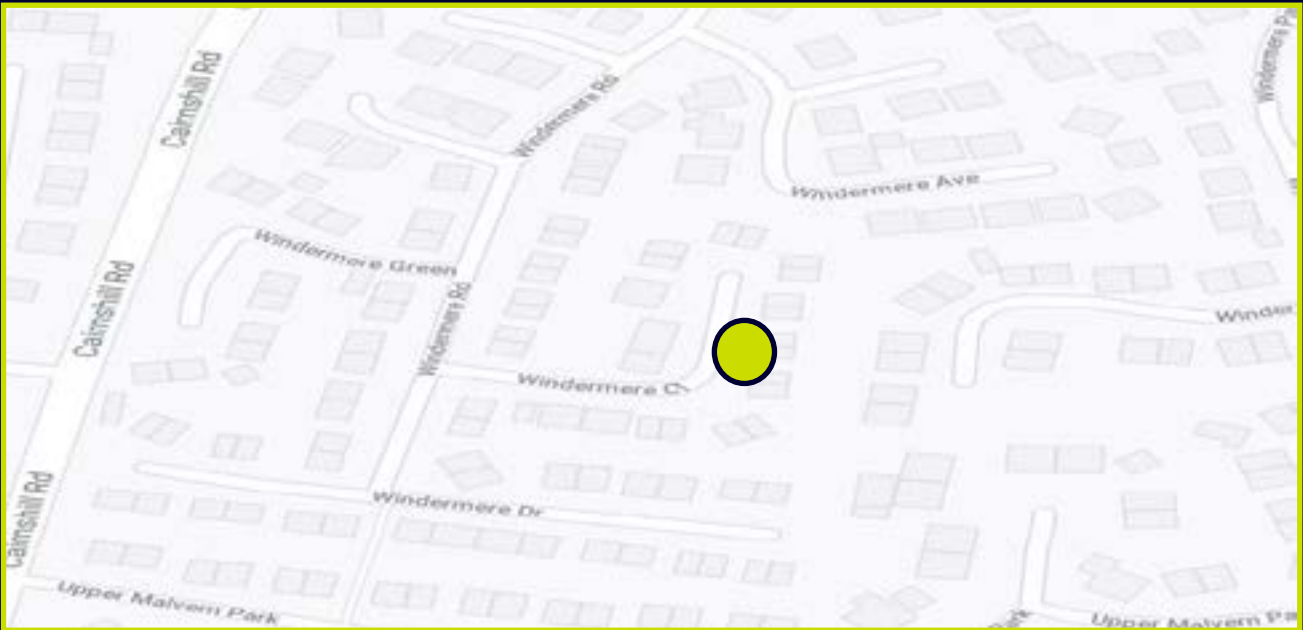
Outside

Private and enclosed rear garden laid in lawn with patio and timber fencing. Driveway parking. Front garden in lawn.

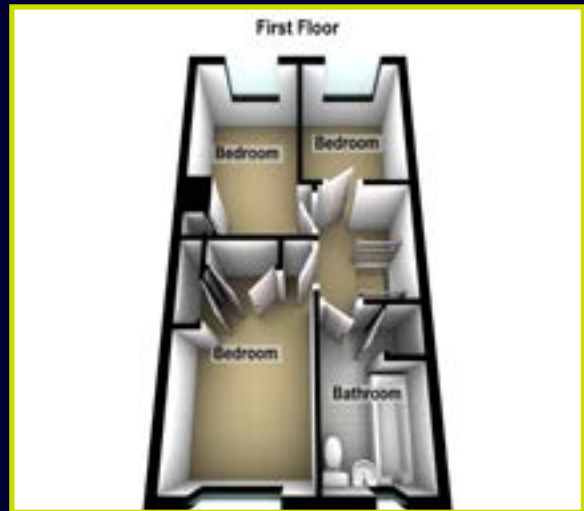
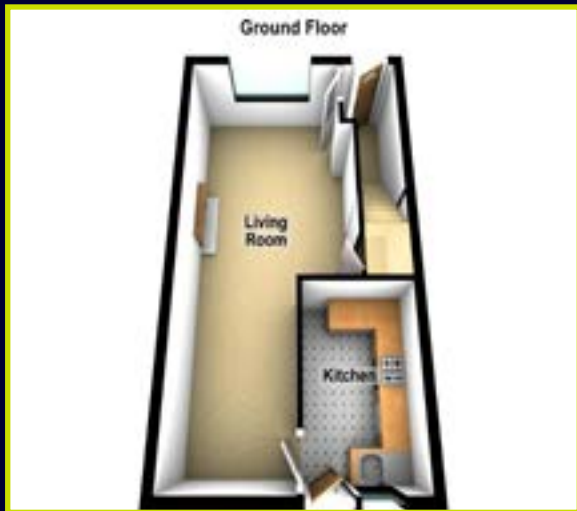




LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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