

# Dougan

RESIDENTIAL

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



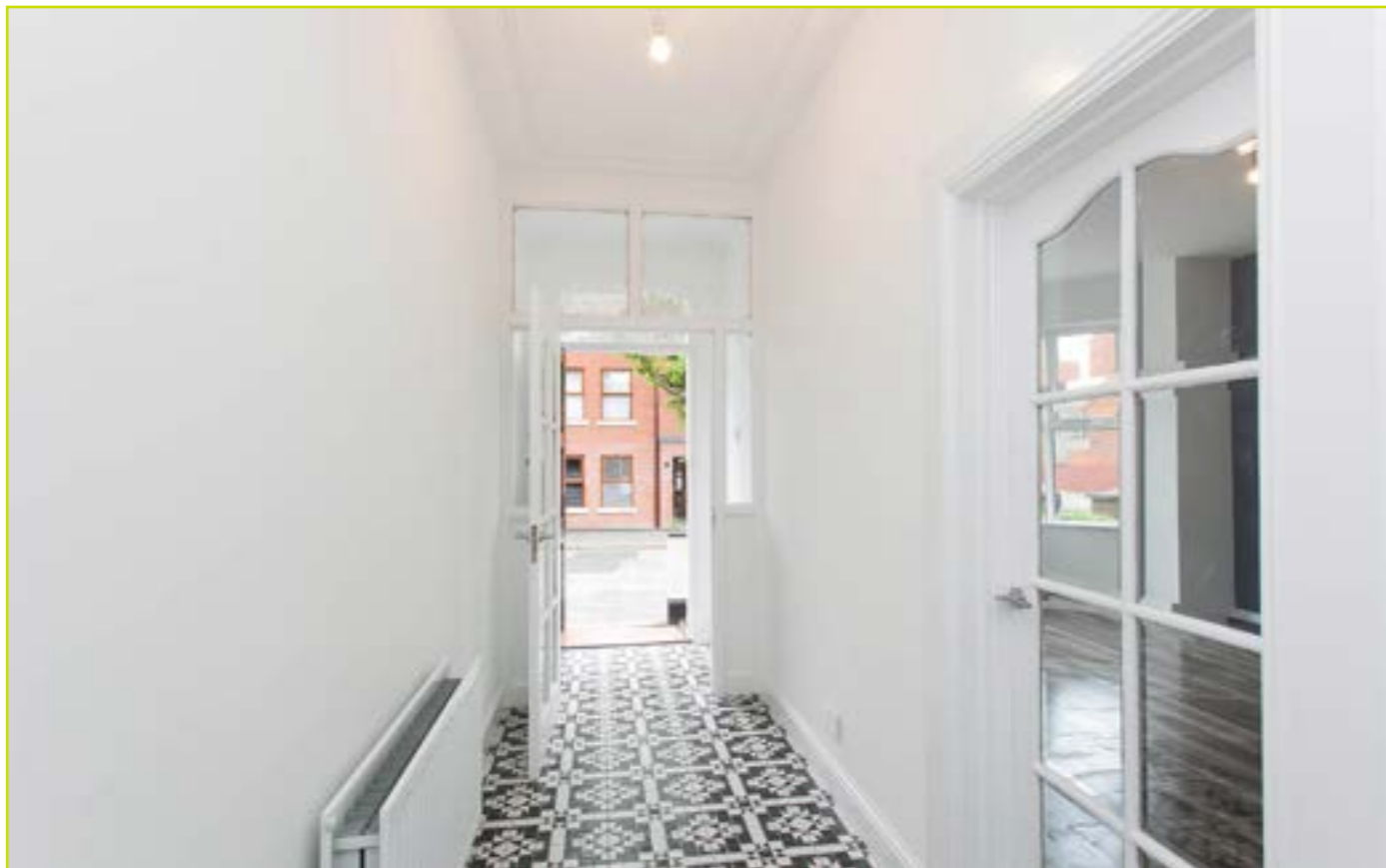
**1 Irwin Avenue**

Belfast, BT4 3AF

**Asking Price £295,000**

## KEY FEATURES

- Substantial And Stunning, Period Detached Family Home
- Recently Refurbished To An Excellent Standard
- Excellent Location Within Walking Distance Of The Vibrant Ballyhackamore Village
- Bright And Spacious Through Lounge With Feature Open Fireplace
- Modern Kitchen With A Range Of Integrated Appliances
- Four Double Bedrooms
- Master With Luxury Ensuite Shower Room
- Separate Luxury Family Bathroom With Separate Shower Cubicle
- Large Brick Built Outbuilding / Storage Shed
- Private Enclosed Rear With Original Cobbles
- Secure Off Road Parking Accessed With Electric Roller Door
- Recently Installed Gas Heating System
- Recently Installed Damp Course Proof
- Re-Roofed, Upgraded Electrics, Upgraded Insulation
- Early Viewing Advised



## SUMMARY

This substantial red brick, bay fronted, detached family has recently benefited from refurbishment to an excellent standard and leaves little for the new owner to do but move in.

The accommodation briefly comprises of a bright and spacious through lounge and a modern kitchen with a range of appliances on the ground floor. Four double bedrooms (master with ensuite shower room) and a luxury family bathroom complete with a separate shower cubicle are to the first floor.

Externally an electric roller door leads to off road parking for several vehicles, large outbuildings and a private yard / garden with original cobbles.

The property has benefited from:

Upgraded electrics

Recently installed gas heating system

New damp proof course

Upgraded roof on main house

Luxury sanitary ware throughout & new radiators

Integrated kitchen appliances

Upgraded insulation throughout

Early viewing is advised to appreciate this fine family home.

## ACCOMMODATION:

Ground Floor

**ENTRANCE PORCH:** Wooden front door

**ENTRANCE HALL:** Glazed front door, tiled floor

**THROUGH LOUNGE:** 28' 1" x 11' 8" (8.56m x 3.56m)

Wood strip flooring, feature open fire place, under stair storage

**KITCHEN:** Locally hand crafted kitchen with an excellent range of high and low level units with chrome handles and wood effect work surfaces, integrated four ring halogen hob and oven with extractor fan over, integrated dishwasher, integrated washing machine, sink unit, wood effect tiled floor, spot lighting

### First Floor

**LANDING:** Linen closet with shelving and gas boiler, roof space access

**MASTER BEDROOM:** 16' 4" x 12' 10" (4.98m x 3.91m)

Bay window

**ENSUITE SHOWER ROOM:** Luxury suite comprising of a fully tiled shower cubicle with chrome fittings, low flush w.c, wash hand basin with chrome taps, tiled floor, partly tiled walls, spot lighting

**BEDROOM (2):** 12' 9" x 8' 9" (3.89m x 2.67m)

**BEDROOM (3):** 11' 3" x 8' 8" (3.43m x 2.64m)

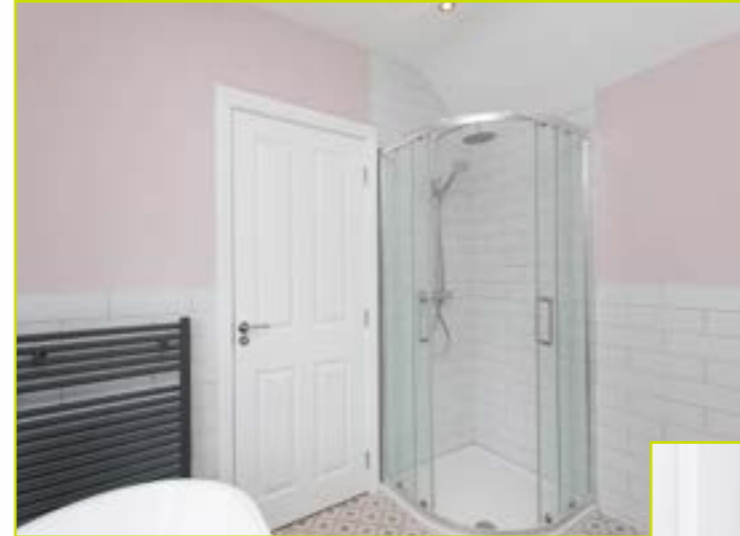
**BEDROOM (4):** 11' 2" x 10' 4" (3.4m x 3.15m)

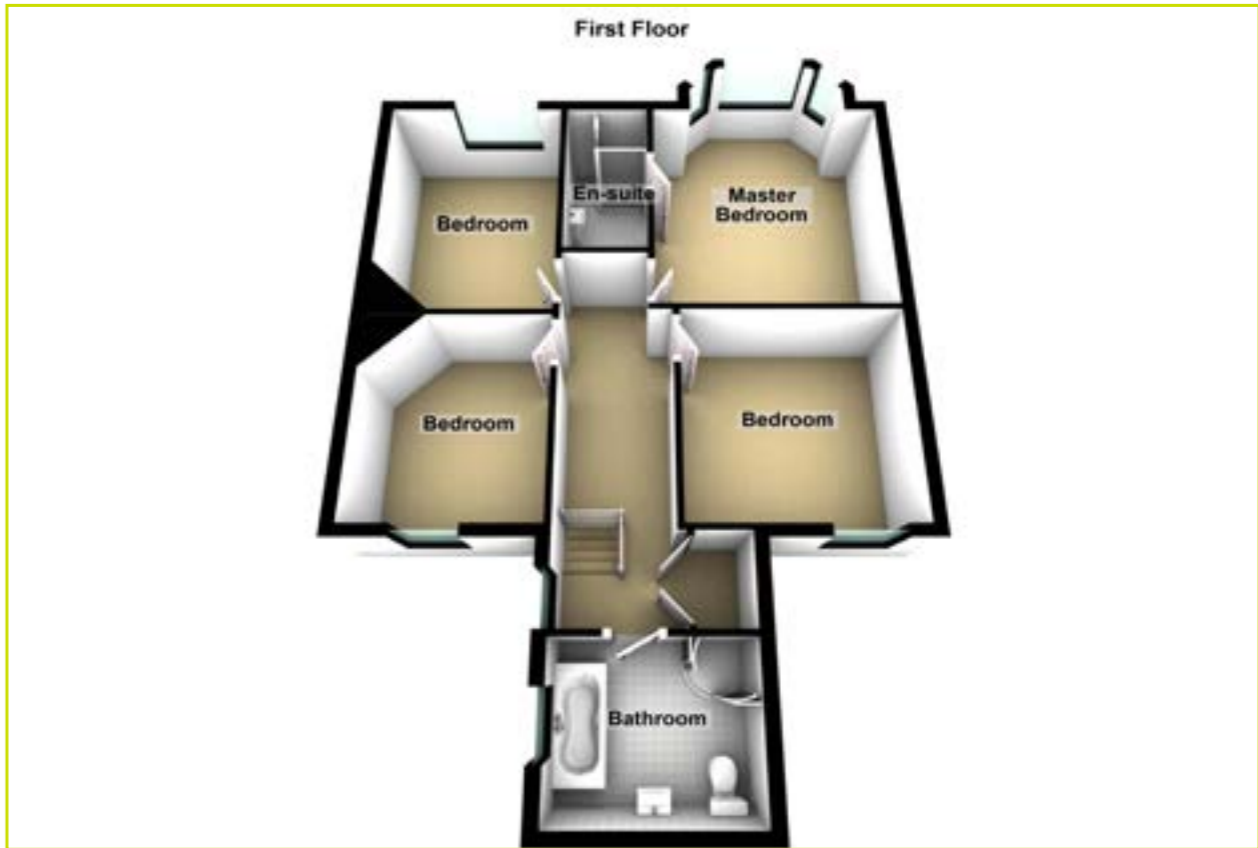
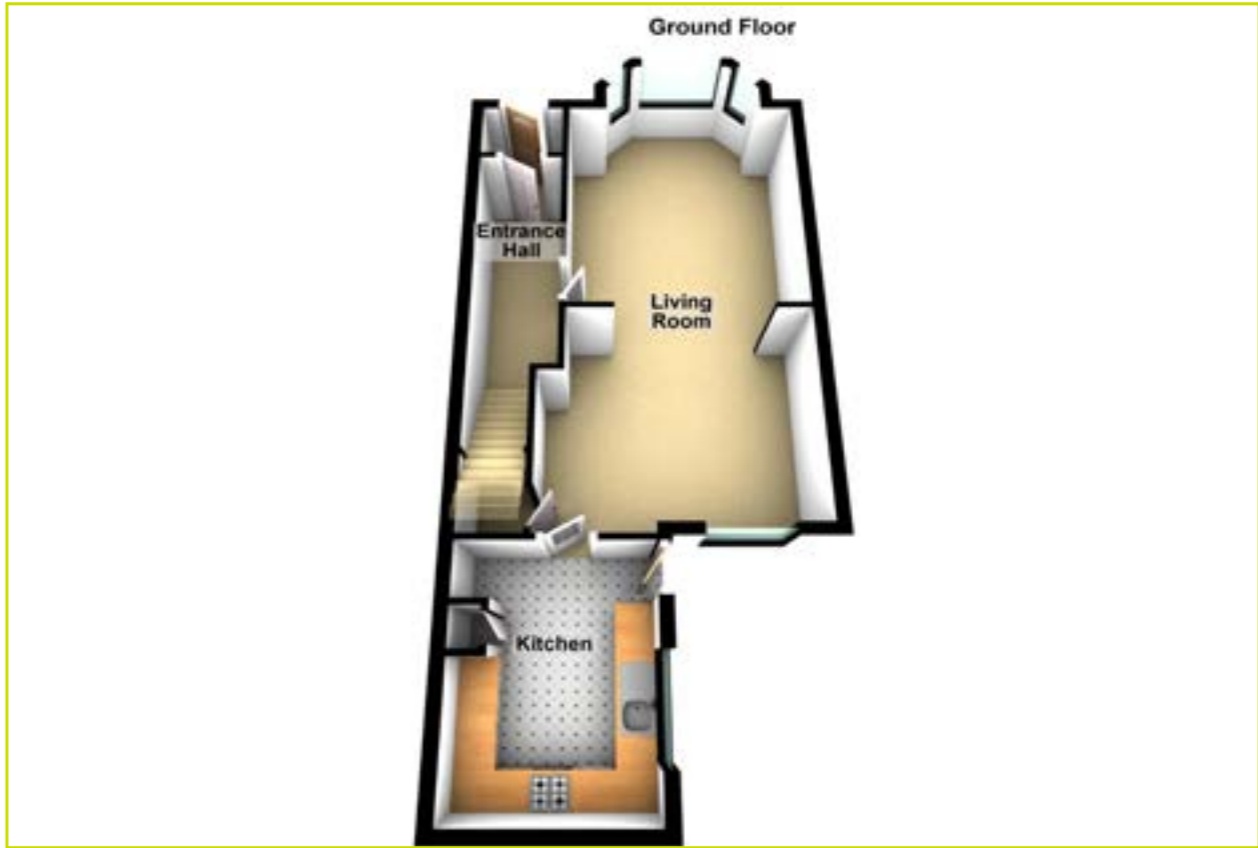
**BATHROOM:** Luxury white suite comprising of a free standing bath with chrome taps, fully tiled shower cubicle with drench style shower, wash hand basin with chrome taps and storage under, heated towel radiator, tiled floor, partly tiled walls, spot lighting

**Outside OUTBUILDING / STORAGE:** 16' 9" x 10' 6" (5.11m x 3.2m) Sliding wooden door, Forecourt garden to front laid in loose slate. Electric roller door leading to off street parking for several vehicles and covered storage. Private and enclosed rear yard / garden with original cobbled sitting / entertaining area, hanging baskets and raised planters.

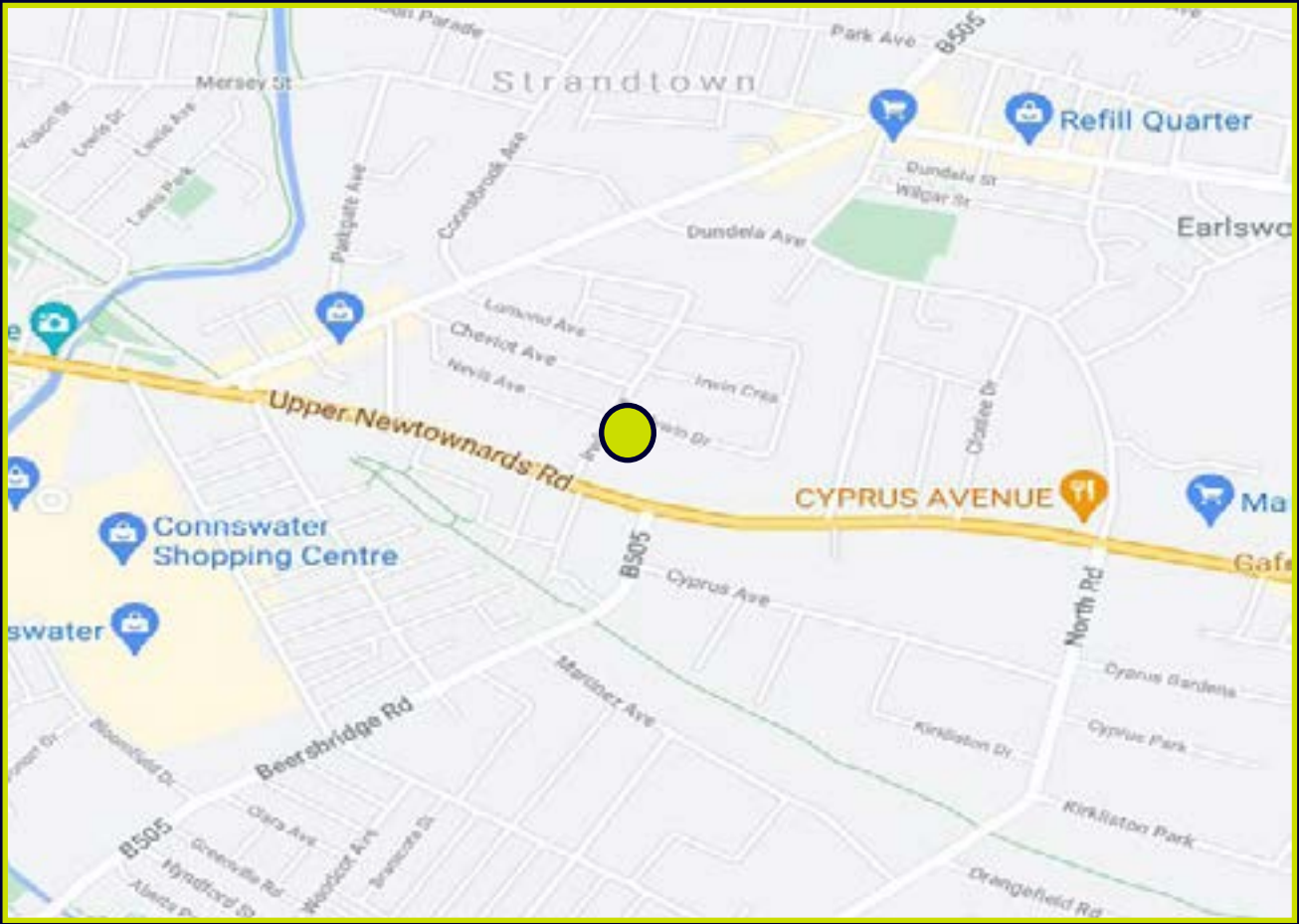








## LOCATION MAP



**DIRECTIONS:** Travelling down the Upper Newtownards Road from Ballyhackamore, Irwin Avenue is the fourth street on the right



## EPC



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