

# Dougan

RESIDENTIAL

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



**20 Willisfield Avenue**  
Belfast BT10 0GD

**Asking Price £179,500**

## KEY FEATURES

- Well Presented End Terrace On Generous Site
- Close To Many Shops And Local Amenities
- Bright And Spacious Living Room
- Modern Kitchen With Dining Area
- 2 x Conservatories
- Three Generous Bedrooms
- Fixed Staircase To Floored Roofspace
- Well Appointed First Floor Bathroom
- Downstairs W.C
- Large Side Garden Laid In Lawn
- Private, Enclosed Paved Rear Garden
- Driveway And Detached Garage
- Double Glazing
- Oil Fired Central Heating



## SUMMARY

**Very well presented end terrace located within walking distance of Finaghy village and a range of local amenities. Belfast city centre is easily accessible by bus, car or rail and many leading schools are close at hand.**

**This deceptively spacious property has been very well maintained by the present owners and the accommodation comprises of a bright and spacious living room, two conservatories, modern kitchen with dining area and w.c on the ground floor. Three bedrooms and bathroom are to the first floor. A fixed staircase leads to a floored roofspace with storage into the eaves.**

**Occupying a generous site this fine home also benefits from a private enclosed rear garden, large side garden laid in lawn and driveway parking leading to a detached garage.**

**Early viewing is advised.**

## ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door

LIVING ROOM: 12' 7" x 11' 9" (3.84m x 3.58m)  
wood strip flooring

CONSERVATORY: 10' 9" x 9' 8" (3.28m x 2.95m)

KITCHEN WITH DINING AREA: 17' 10" x 11' 10" (5.44m x 3.61m)

Excellent range of high and low level units, wood effect work surfaces with matching upstand, chrome handles, integrated oven and hob, integrated fridge freezer, integrated dishwasher, stainless steel sink unit, floating island unit with breakfast bar, tiled floor, spot lighting

CONSERVATORY: 13' 9" x 7' 4" (4.19m x 2.24m)

W.C.: Low flush w.c, wash hand basin with chrome taps

First Floor

LANDING: Storage, hot press. Staircase to floored roofspace with eaves storage

BEDROOM (1): 12' 11" x 9' 7" (3.94m x 2.92m)

BEDROOM (2): 10' 8" x 6' 7" (3.25m x 2.01m) Built in storage

BEDROOM (3): 9' 1" x 7' 2" (2.77m x 2.18m) Built in storage

BATHROOM: Panel bath with electric shower over, wall hung wash hand basin with chrome taps, low flush w.c, heated towel rail, spot lighting

Outside

DETACHED GARAGE: 15' 8" x 8' 0" (4.78m x 2.44m) Roller door, light, driveway

Front garden in loose stone.

Rear paved garden with timber fencing.

Large side garden laid in lawn with patio and mature hedges.





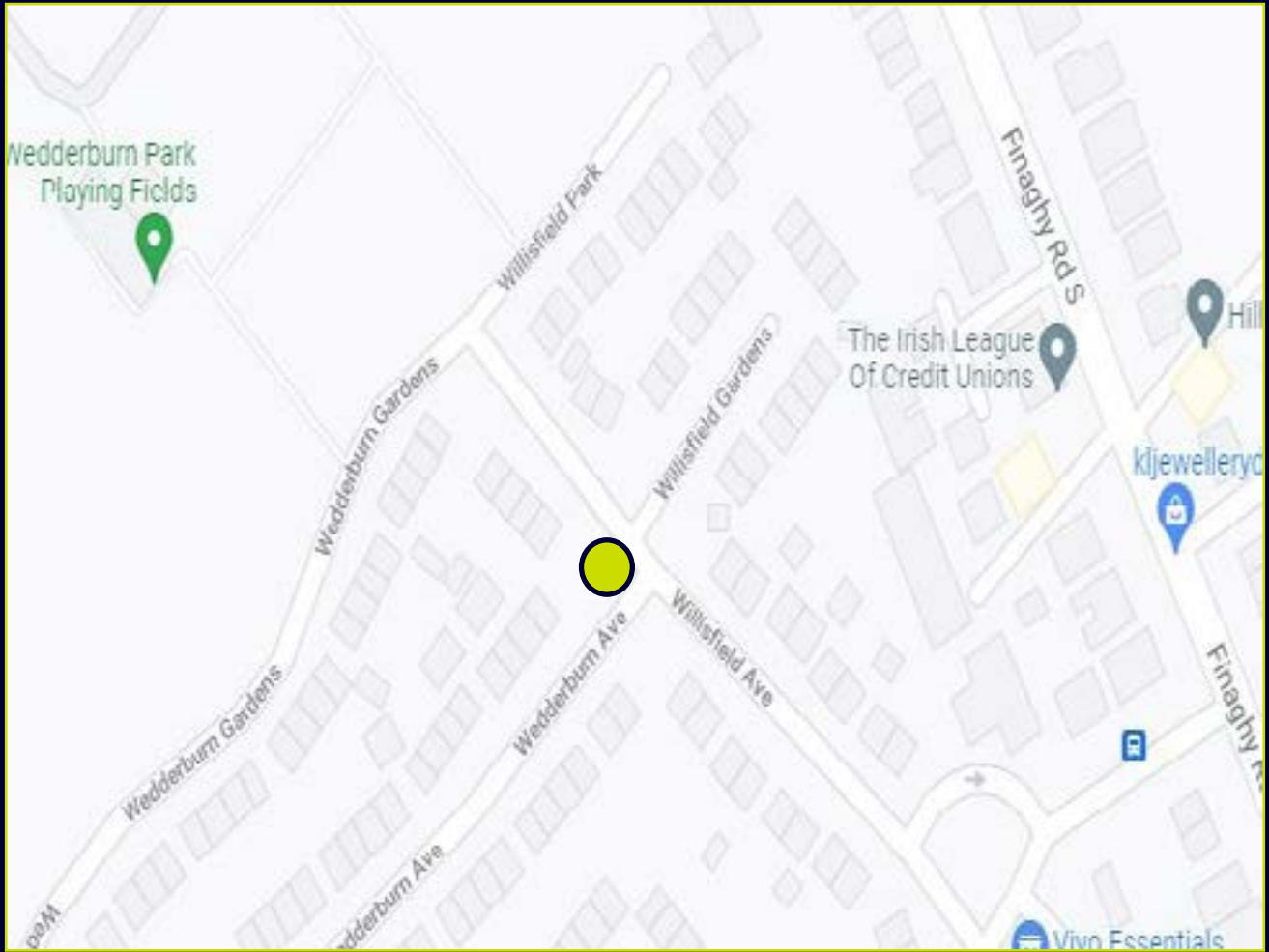




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



## EPC



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