

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)



**115 Greystown Avenue**  
Belfast, BT9 6UH

**Offers Over £249,950**

## KEY FEATURES

- Stunning Semi-Detached Family Home
- Perfect Upper Malone Location Close To Many Local Amenities.
- Many Leading Schools Close At Hand
- Belfast City Centre Easily Accessible
- Bright And Spacious Through Lounge With Wood Burning Stove
- Three Generous Bedrooms
- Luxury First Floor Bathroom
- Modern Kitchen with Granite Work Surfaces
- Large Rear Garden With Decked Sitting Area, Play Area In Loose Stone And Gazebo
- Driveway Parking & Detached Garage
- Gas Fired Central Heating / Double Glazing
- Quiet Cul-De-Sac Position
- Early Viewing Advised



## SUMMARY

Very well presented semi-detached family home located in the ever popular Upper Malone area of South Belfast. Many leading schools are close at hand and Belfast city centre is easily accessible by bus or car.

The accommodation briefly comprises of a bright and spacious through lounge with wood burning stove and sliding doors to the rear garden, and a modern kitchen on the ground floor. Three generous bedrooms and a well appointed family bathroom are to the first floor.

Externally the property benefits from a large rear garden laid in lawn with raised decking, a play area laid in loose stone and Gazebo, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: Pvc front door, storage, wood strip flooring

LIVING ROOM: 13' 3" x 10' 9" (4.04m x 3.28m) Wood strip flooring, wood burning stove with sleeper mantle, spot lighting.

### OPEN TO:

DINING ROOM: 12' 0" x 10' 3" (3.66m x 3.12m) Wood strip flooring, spot lighting, sliding doors to decking and rear garden

KITCHEN: 9' 9" x 8' 0" (2.97m x 2.44m) Range of high and low level units with granite work surfaces and matching upstand, single drainer sink unit, Zanussi oven and four ring halogen hob with extractor fan above, integrated Caple microwave, space for fridge freezer and integrated dishwasher, spot lighting, partly tiled walls

### First Floor

LANDING: Roof space access

BEDROOM (1): 10' 9" x 10' 5" (3.28m x 3.18m) Cornicing

BEDROOM (2): 12' 1" x 11' 7" (3.68m x 3.53m) Cornicing

BEDROOM (3): 8' 0" x 8' 0" (2.44m x 2.44m) Built in storage, cornicing

BATHROOM: Luxury suite comprising of panelled bath, pedestal wash hand basin with chrome taps, low flush w.c, heated towel radiator, spot lighting, partly tiled walls, storage

### Outside

DETACHED GARAGE: Light and power, space for tumble dryer. Driveway parking. Large rear garden laid in lawn with mature hedging, trees and shrubs. Timber fence. Raised decked sitting area ideal for year round entertaining. Gazebo and BBQ / play area laid in loose stone. Raised flower beds. Front garden with mature shrubs.









**FLOOR PLANS**  
(NOT TO SCALE)



## LOCATION MAP



**DIRECTIONS :** Travelling up Greystown Avenue from the Upper Malone Road, number 115 is located in the last cul-de-sac on the right hand side



## EPC



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