

# Dougan

RESIDENTIAL

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



**24 Clonallon Park**

Belfast, BT4 2BZ

**Asking Price £310,000**

## KEY FEATURES

- Stunning Extended Semi-Detached Family Home
- Popular And Convenient Location Close To Leading Schools
- Bay Fronted Living Room
- Modern Kitchen Open To Dining And Family Area
- Three Generous Bedrooms
- Luxury Family Bathroom Complete With Separate Shower Cubicle
- Downstairs W.C
- Private And Enclosed Rear Garden
- Refurbished To An Excellent Standard To Include -
- Driveway Parking
- Re-Wired To Include Alarm And Data Points
- Re-Plumbed
- New Gas Heating System Installed
- New Cavity Wall Insulation
- Early Viewing Advised



## SUMMARY

Recently refurbished, extended semi-detached family home location in the leafy Belmont area of East Belfast. The property is within walking distance of many shops and local amenities and many leading schools are close at hand.

The property has been finished to an excellent standard and boasts all the attributes of modern living. The accommodation briefly comprises of a bay fronted living room, modern kitchen open to dining and living area and a w.c on the ground floor. Three generous bedrooms and a luxury family bathroom are to the first floor.

The property further comprises of a private, enclosed rear garden and driveway parking.

Early viewing is advised to appreciate this fine family home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Under stair recess, pvc front door, tiled floor

**DOWNSTAIRS W.C:** Low flush wash hand basin, wash hand basin with chrome taps and tiled splash back, tiled floor

**LIVING ROOM:** 14' 0" x 10' 5" (4.27m x 3.18m) Bay window

**OPEN PLAN KITCHEN / LIVING / DINING:** 21' 8" x 20' 2" (6.6m x 6.14m) Recently fitted range of high and low level units with copper handles and knobs, work tops with breakfast bar and tiled splash back, Franke sink unit with chrome tap, space for fridge freezer, integrated Bosch oven and four ring induction hob, integrated Bosch dishwasher and washing machine, partly tiled walls, tiled floor, spot lighting ( measurements at widest points )

### First Floor

#### LANDING:

**BEDROOM (1):** 12' 7" x 12' 7" (3.84m x 3.84m)

**BEDROOM (2):** 12' 6" x 10' 6" (3.81m x 3.21m)

**BEDROOM (3):** 9' 2" x 7' 9" (2.8m x 2.36m)

**BATHROOM:** Luxury white suite comprising of a fully tiled shower cubicle with drench style fitting, panel bath with chrome taps wall hung wash hand basin with chrome taps and storage under, low flush w.c, anthracite towel radiator tiled floor, partly tiled walls

#### Outside

Private, enclosed rear garden laid in lawn and timber fencing. Driveway parking. Front garden laid in lawn with mature hedges.







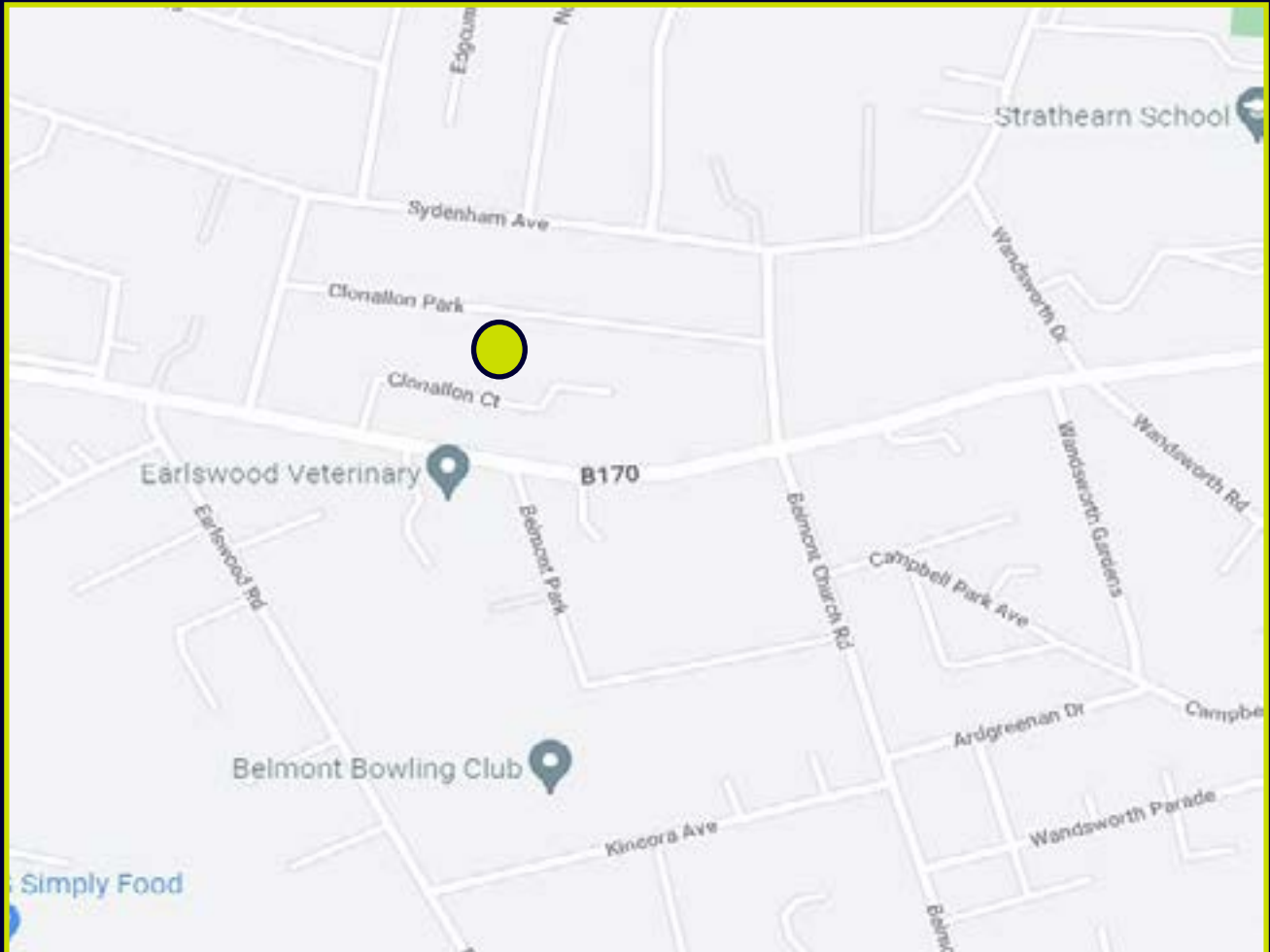




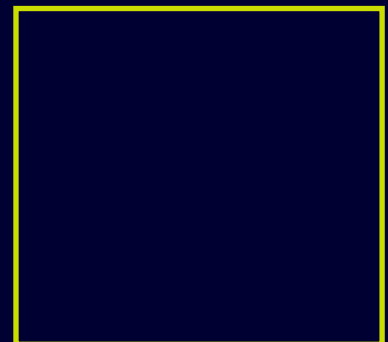




## LOCATION MAP



EPC



**Dougan**  
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6 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)



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