

# Dougan

RESIDENTIAL

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**25 Greystown Avenue**  
Belfast, BT9 6UG

**Asking Price £275,000**

## KEY FEATURES

- Very Well Presented Semi-Detached Family Home
- Super Upper Malone Location
- Close To Many Leading Schools
- Ease Of Access To Belfast City Centre
- Bright And Spacious Through Living / Dining Room
- Modern Kitchen
- Four Generous Bedrooms
- Principle Bedroom With Luxury Ensuite Shower Room
- Family Bathroom Complete With Separate Shower Cubicle
- Detached Garage (Converted To Playroom/Office/Store & W.C)
- Driveway To Front And Side
- Private Enclosed Rear Garden With Brick Paviour Patio And Artificial Grass
- Gas Fired Central Heating
- Double Glazing
- No Onward Chain
- Early Viewing Advised



## SUMMARY

Very well presented semi-detached family home located in Upper Malone, South Belfast. Many leading primary, secondary and grammar schools are close at hand and Belfast city centre is easily accessible.

The property has been maintained to an excellent standard by the present owners and the accommodation comprises of a bright and spacious through lounge and a modern kitchen. Three bedrooms and a well appointed family bathroom complete with separate shower cubicle are to the first floor. The master bedroom (bedroom 4 ) with luxury ensuite is to the second floor.

The property further benefits from a detached garage with light and power which had been converted for use as an office or store (with w.c), a private enclosed rear garden with patio and driveway parking to the front and side.

Early viewing is advised.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, wood effect tiled floor

**LIVING ROOM / DINING ROOM:** 23' 5" x 12' 5" (7.13m x 3.78m) Feature fireplace with wooden mantle and tiled hearth, wood strip flooring

**KITCHEN:** 13' 9" x 8' 0" (4.18m x 2.44m)

Excellent range of high gloss units with chrome handles, wood effect work surfaces, stainless steel sink unit, integrated oven and four ring Hotpoint hob, chrome extractor fan, integrated fridge freezer, plumbed for washing machine, plumbed for dishwasher, partly tiled walls, wood effect tiled floor

### First Floor

#### LANDING:

**BEDROOM (1):** 12' 5" x 11' 8" (3.78m x 3.56m)

**BEDROOM (2):** 11' 8" x 11' 8" (3.56m x 3.56m)  
Built in mirrored robe

**BEDROOM (3):** 8' 1" x 8' 0" (2.46m x 2.44m)

**BATHROOM:** Fully tiled shower cubicle with shower over, panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, fully tiled walls, tongue and groove ceiling, spot lighting

### Second Floor

**MASTER BEDROOM (4):** 15' 9" x 11' 8" (4.81m x 3.56m) Eaves storage

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, fully tiled walls, spot lighting

### Outside

**GARAGE:** 18' 8" x 9' 6" (5.69m x 2.89m)

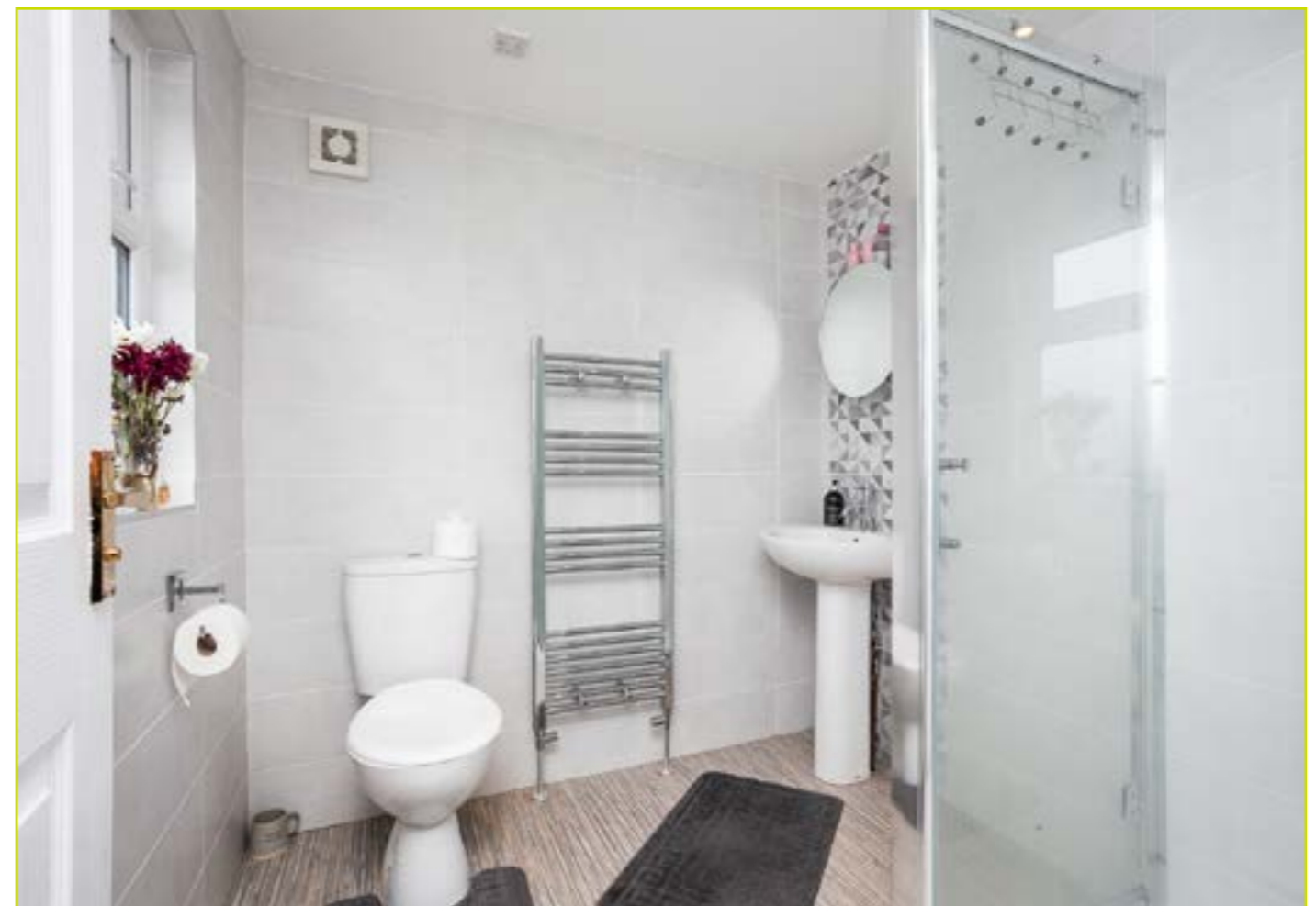
Converted for use as playroom / office / store with light and power, spot lighting.

W.C ( Low flush w.c and wash hand basin )

Front garden laid in loose stone with mature shrubs. Private enclosed rear garden with artificial grass, brick paviour patio and mature hedges. Driveway parking to front and side.

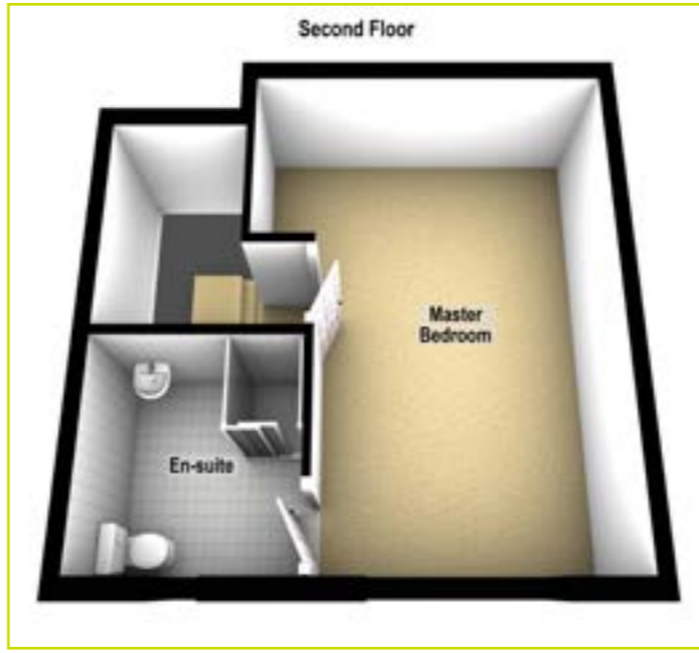
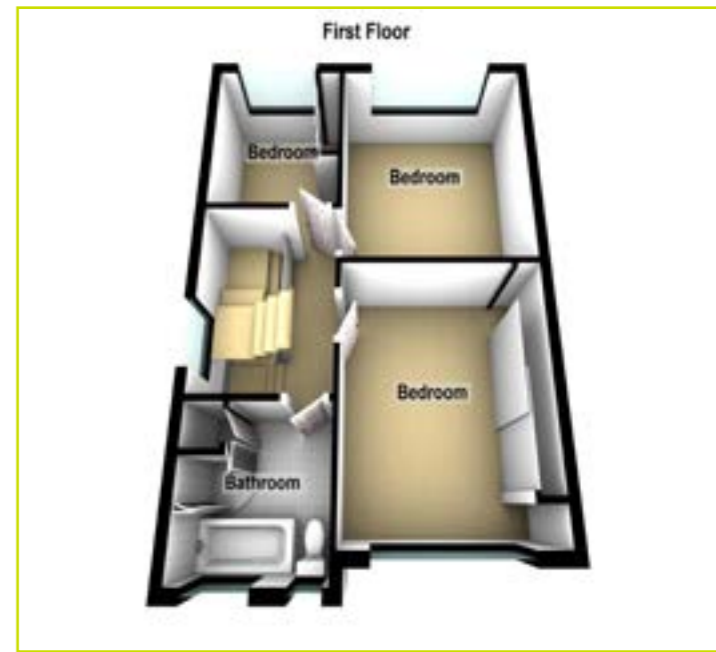
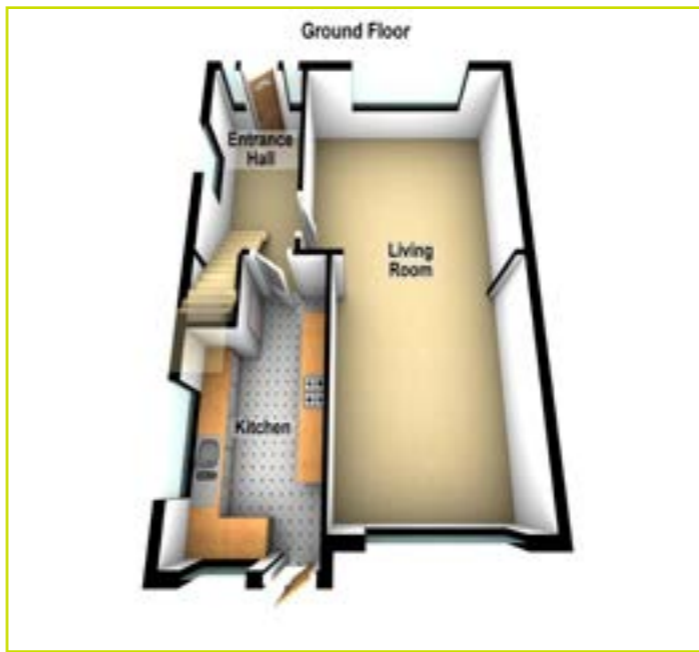






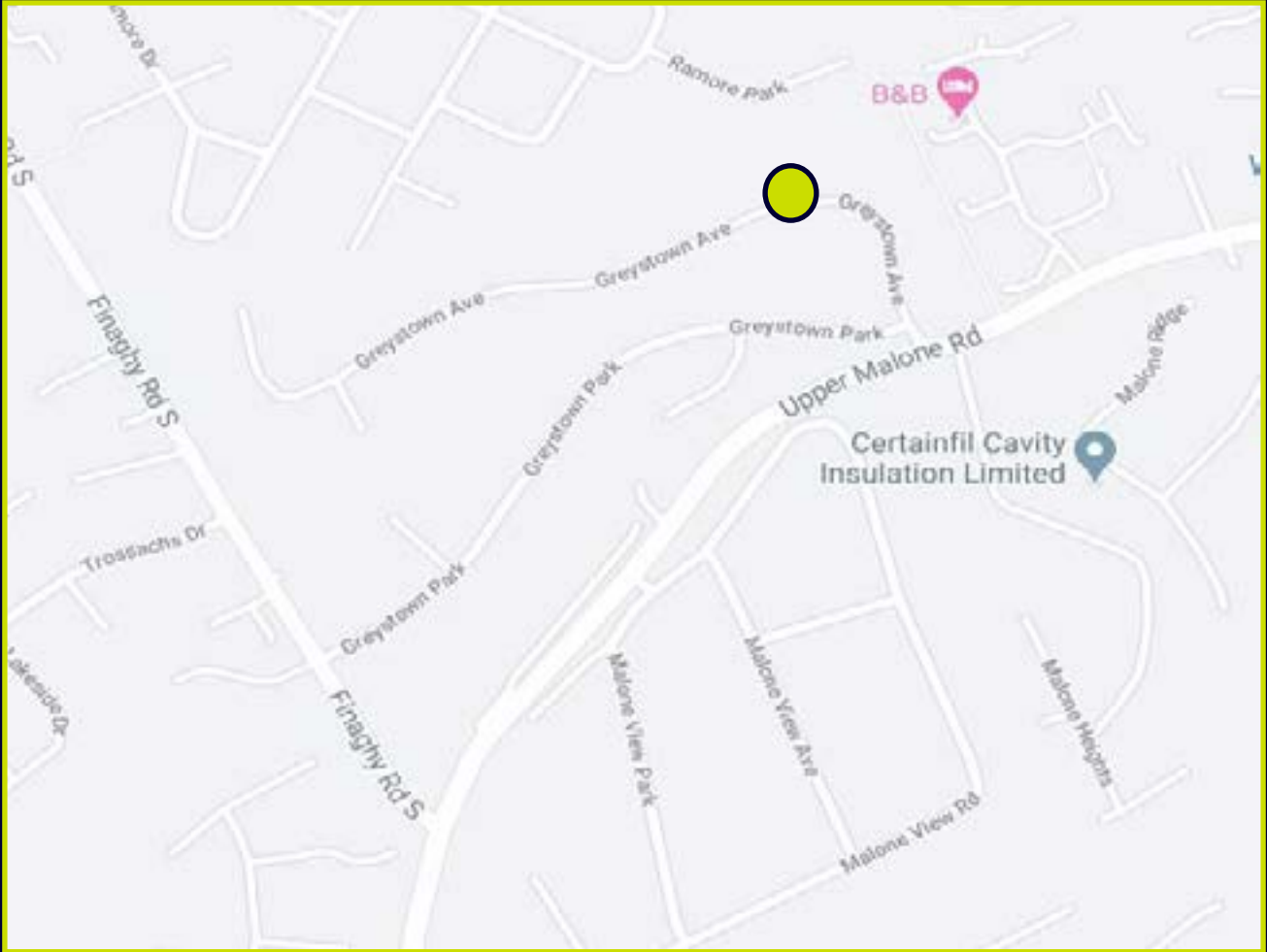


**FLOOR PLANS**  
(NOT TO SCALE)



25 Greystown Avenue, Belfast

## LOCATION MAP



## EPC



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