

Dougan

RESIDENTIAL

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55 Katrine Park

Belfast, BT10 0HT

Asking Price £229,950

KEY FEATURES

- Stunning Semi-Detached Family Home
- Excellent Corner Site
- Finished To An Exceptional Standard
- Superb Upper Malone Location Close To Many Local Amenities
- Living Room With Wood Burning Stove
- Modern Kitchen Open To Dining Area
- Conservatory
- Three First Floor Bedrooms
- Master With Ensuite Shower Room
- Luxury First Floor Bathroom
- Front, Side And Rear Gardens Laid In Lawn With Mature Hedges
- Large Sitting Area With Artificial Grass To Rear
- Gas Fired Central Heating / Double Glazing
- Driveway Parking And Detached Garage



SUMMARY

Stunning semi-detached family home positioned in a quiet cul-de-sac off Trossachs Drive, South Belfast. The property benefits from an excellent Upper Malone location with many local amenities close at hand. Main arterial routes and public transport services are easily accessible.

This delightful home has been finished to an exceptional standard and comprises of a bright and spacious living room complete with wood burning stove, conservatory and a modern kitchen with family dining and double doors to the rear garden.

To the first floor are three generous bedrooms (master with ensuite shower room) and luxury bathroom in white suite.

Externally the property benefits from front, side and rear gardens laid in lawn, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, ornate wall panelling, wood floor

LIVING ROOM: 13' 1" x 12' 8" (3.99m x 3.86m)

Wood burning stove with granite hearth and sandstone surround, wooden floor, doors to kitchen / dining, designer wall panelling

KITCHEN OPEN TO DINING AREA: 16' 5" x 12' 4" (5m x 3.76m)

Range of high gloss high and low level units with chrome handles, glazed display cabinet, wood effect work surfaces, chrome handles. stainless steel sink unit, integrated four ring halogen hob with chrome extractor fan over. Double doors to rear garden.

CONSERVATORY: 7' 4" x 6' 5" (2.24m x 1.96m)

First Floor

LANDING: Designer panelling, roof space access

BATHROOM: Luxury suite, curved bath, wash hand basin with chrome taps, low flush w.c, tongue and groove ceiling, tiled walls and floor

BEDROOM (1): 11' 8" x 9' 9" (3.56m x 2.97m)
Built in robe

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin with chrome taps, low flush w.c

BEDROOM (2): 9' 9" x 9' 5" (2.97m x 2.87m)

BEDROOM (3): 9' 6" x 6' 7" (2.9m x 2.01m) Built in storage, wood strip flooring

Outside

DETACHED GARAGE: 16' 6" x 8' 9" (5.03m x 2.67m) Plumbed for washing machine, power and light

Driveway parking

Front, side and rear gardens laid in lawn and mature hedges.

Large sitting area with artificial grass to rear.





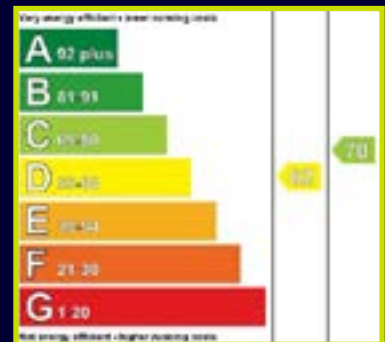




FLOOR PLANS (NOT TO SCALE)



EPC



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