

# Dougan

RESIDENTIAL

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



**46 Greystown Avenue**  
Belfast, BT9 6UJ

**Offers Over £267,500**



## KEY FEATURES

- Stunning Semi-Detached Family Home
- Contemporary Finish Throughout
- Superb Upper Malone Location Close To Many Local Amenities
- Many Leading Schools Close At Hand
- Bright And Spacious Living Room
- Rear Reception With Double Doors To Rear Garden
- Modern Fully Fitted Kitchen
- Three Generous Bedrooms
- Luxury First Floor Shower Room
- Fixed Staircase Leading To Floored Roofspace With Light, Power And Velux Window
- Private Rear Garden With Artificial Grass, Patio And Decked Sitting Area
- Brick Built Utility Store & Additional External Storage
- Driveway Parking
- Recently Upgraded Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised To Appreciate This Fine Home



## SUMMARY

Stunning semi-detached family home well positioned within an established highly sought after residential development in Upper Malone, South Belfast. The property benefits from an excellent location close to many leading schools, main arterial routes and public transport services.

The property has been maintained to an exceptional standard and comprises of a living room, dining room and modern kitchen on the ground floor. Three bedrooms and a luxury bathroom with separate shower cubicle are to the first floor. A fixed stair case leads from the first floor landing to floored roofspace complete with light, power, heat and velux window.

The property further benefits from driveway parking, utility store and a private and enclosed rear garden laid in artificial grass and decked sitting area.

Early viewing is advised to appreciate this fine family home.



## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: Pvc front door with side windows, under stair storage, wood effect tiled floor

FRONT RECEPTION: 13' 8" x 11' 2" (4.17m x 3.4m)  
Spot lighting, wood effect tiled floor

REAR RECEPTION: 11' 10" x 11' 7" (3.61m x 3.53m)  
Cornicing, spot lighting, double doors to rear garden, wood effect tiled floor, shelving

KITCHEN: 9' 8" x 7' 10" (2.95m x 2.39m) Excellent range of high and low level units, wood effect work surfaces, black sink unit and drainer, feature black handles, integrated oven and hob with extractor fan over, integrated fridge freezer, integrated dishwasher, wood effect tiled floor, partly tiled walls, pvc back door

### First Floor

LANDING: Fixed stair case leading to floored roofspace

BEDROOM (1): 12' 1" x 10' 5" (3.68m x 3.18m) Built in storage and built in double robes and storage

BEDROOM (2): 11' 8" x 11' 0" (3.56m x 3.35m)  
Wood strip flooring

BEDROOM (3): 8' 11" x 8' 1" (2.72m x 2.46m)  
Wood strip flooring

BATHROOM: Fully tiled shower cubicle, wall hung wash hand basin and chrome taps, low flush w.c, heated towel radiator, spot lighting, tiled floor, tiled walls (plumbed for bath)

### Second Floor

ROOFSPACE: 25' 9" x 10' 6" (7.85m x 3.2m)  
Velux window, light, power and heating, storage into eaves, shelving

### Outside

UTILITY STORE: 8' 8" x 6' 7" (2.64m x 2.01m)  
Plumbed for washing machine, space for tumble dryer, ceramic sink unit, light and power, tiled floor

Front garden. Driveway parking to front. Private and enclosed rear garden with artificial grass, patio and decked sitting area, garden shed







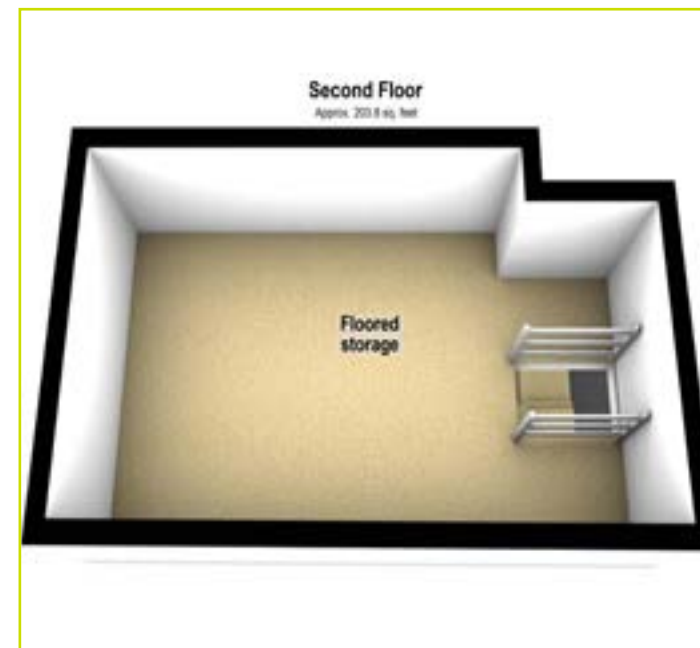
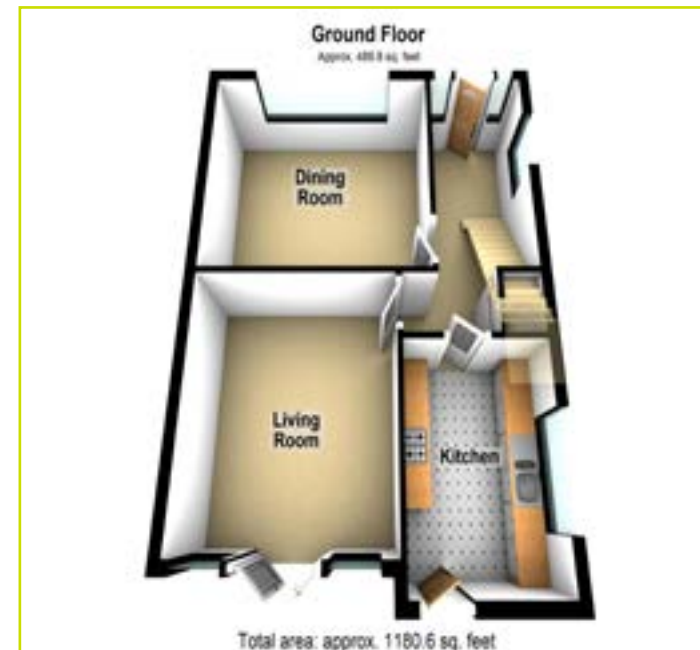








## FLOOR PLANS (NOT TO SCALE)





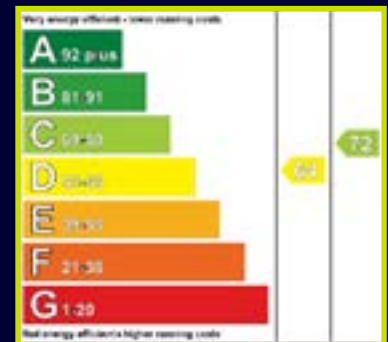
## LOCATION MAP



**DIRECTIONS :** Travelling up Greystown Avenue from the Upper Malone Road, number 46 is located on the left



## EPC



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