

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



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

**Asking Price £192,500**

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Upper Malone Location Close To Local Shops And Amenities
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Bright And Spacious Living Room
- Double Door Leading To Kitchen Open To Dining
- Three Generous Bedrooms
- First Floor Family Bathroom & Separate W.C
- Downstairs W.C
- Private Rear Garden
- Driveway Parking Leading To Garage
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

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

This delightful home comprises of a downstairs w.c, bright and spacious living room with double doors leading to a modern kitchen with excellent dining area on the ground floor. To the first floor are three bedrooms, and a family bathroom with separate w.c.

Externally the property benefits from a private rear garden with patio, front garden, and driveway parking leading to garage.

Early viewing is advised to appreciate this fine home.

**ACCOMMODATION:**

**Ground Floor- ENTRANCE HALL:** Wood strip flooring

**DOWNSTAIRS W.C:** Low flush w.c, wash hand basin with chrome taps

**LIVING ROOM:** 10' 9" x 13' 7" (3.28m x 4.14m)

**SITTING ROOM:** 12' 6" x 11' 7" (3.81m x 3.53m)

Double doors to -

**KITCHEN OPEN TO DINING:** 19' 5" x 17' 5" (5.92m x 5.31m) Range of high and low level units with chrome handles and glazed display cabinet, stainless steel sink unit, formica work surfaces, integrated four ring halogen hob with chrome extractor fan over, integrated dish washer, plumbed for washing machine, recess for fridge partly tiled walls ( Measurements at widest points )

**First Floor - LANDING:** Roof space access

**BEDROOM (1):** 12' 5" x 10' 4" (3.78m x 3.15m)

**BEDROOM (2):** 11' 4" x 10' 4" (3.45m x 3.15m)

**BEDROOM (3):** 8' 1" x 7' 0" (2.46m x 2.13m) Built in storage

**BATHROOM:** Panel bath, pedestal wash hand basin, tiled floor, partly tiled walls

**W.C:** Low flush w.c, tiled floor, fully tiled walls

**Outside**

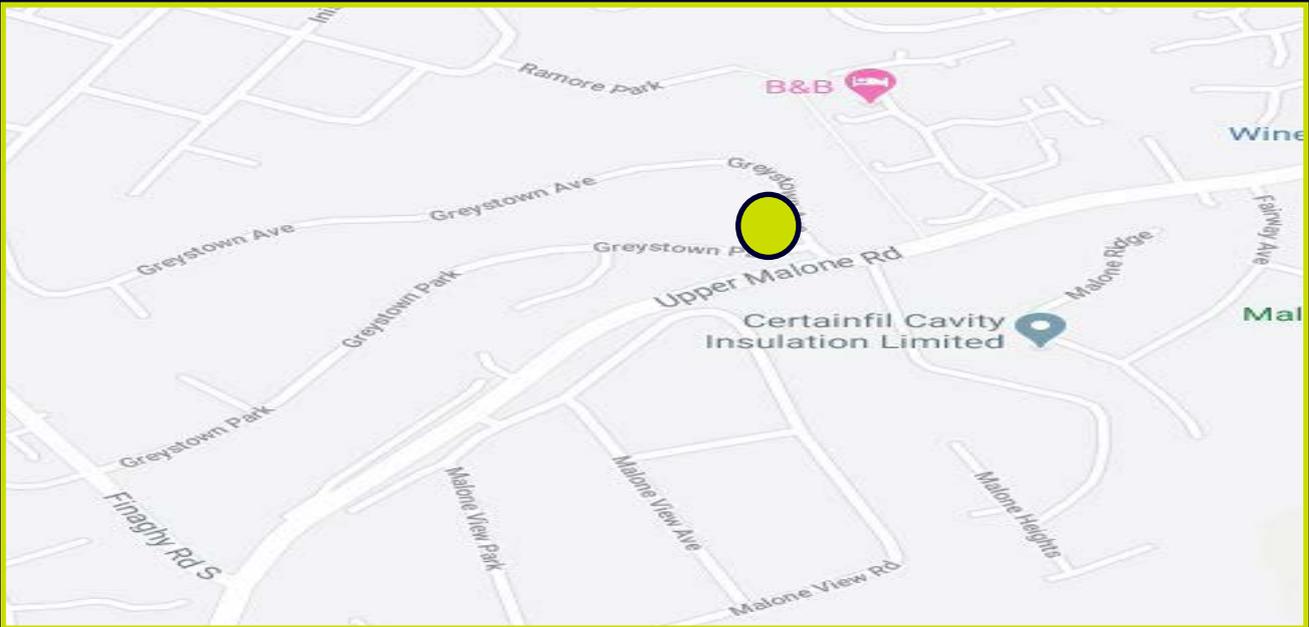
**ATTACHED GARAGE** 19' 2" x 9' 2" (5.84m x 2.79m)

Driveway parking. Front garden in lawn and partially paved. Private and enclosed rear garden with patio, mature hedges and shrubs.

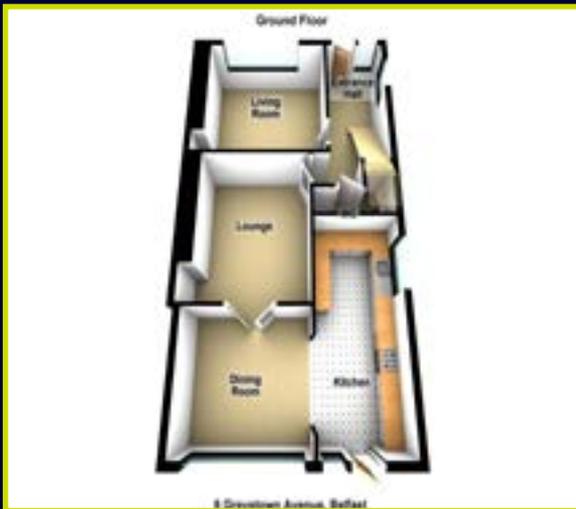




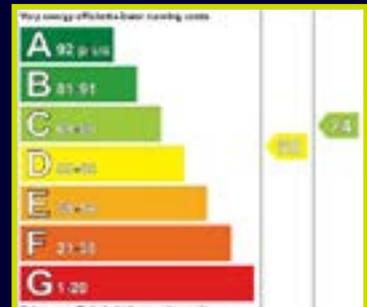
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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