

# Dougan

RESIDENTIAL

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**26 Garnerville Drive**  
Belfast, BT4 2NZ

**Asking Price £189,950**

## KEY FEATURES

- Well Presented Detached Family Home
- Popular And Well Established Development
- Excellent Location Close To Main Arterial Routes And Public Transport Services
- Belfast City Centre Easily Accessible
- Bay Fronted Living Room
- Rear Dining Room
- Modern Kitchen
- Three Generous Bedrooms
- Well Appointed Family Bathroom
- Low Maintenance Rear Garden
- Attached Garage & Driveway Parking
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Well presented detached family home located in a popular development close to the Holywood Road in East Belfast. The property offers ease of access to Belfast City Centre, public transport services and main arterial routes.

The property is deceptively spacious and comprises of a bay fronted living room, rear dining room and kitchen on the ground floor. Three bedrooms and a well appointed family bathroom are to the first floor.

The property further benefits from a low maintenance rear garden laid in loose stone with a decked sitting area, front and side garden in lawn and driveway parking leading to an attached garage.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### Ground Floor:

**ENTRANCE HALL:** Wood strip flooring, cornicing, under stair storage

**LIVING ROOM:** 13' 7" x 11' 8" (4.14m x 3.56m) Bay window

**DINING ROOM:** 10' 7" x 10' 1" (3.23m x 3.07m) Wood strip flooring

**KITCHEN:** Range of high and low level units with feature under lighting and chrome handles, formica work surfaces, stainless steel sink unit, integrated oven and four ring gas hob, chrome extractor fan, space for fridge freezer, plumbed for washing machine, integrated dishwasher, tiled floor, partly tiled walls

### First Floor:

#### LANDING:

**BEDROOM (1):** 13' 7" x 11' 3" (4.14m x 3.43m) Bay window

**BEDROOM (2):** 11' 1" x 10' 1" (3.38m x 3.07m)

**BEDROOM (3):** 8' 7" x 7' 5" (2.62m x 2.26m) Built in storage, wood strip flooring

**BATHROOM:** Panel bath with electric shower and chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, hot press, spot lighting

#### Outside

**ATTACHED GARAGE** 16' 9" x 9' 10" (5.11m x 3m)

Driveway parking. Front and side garden laid in lawn.

Private and enclosed rear garden laid in loose stone with decked sitting area.





