

# Dougan

RESIDENTIAL

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

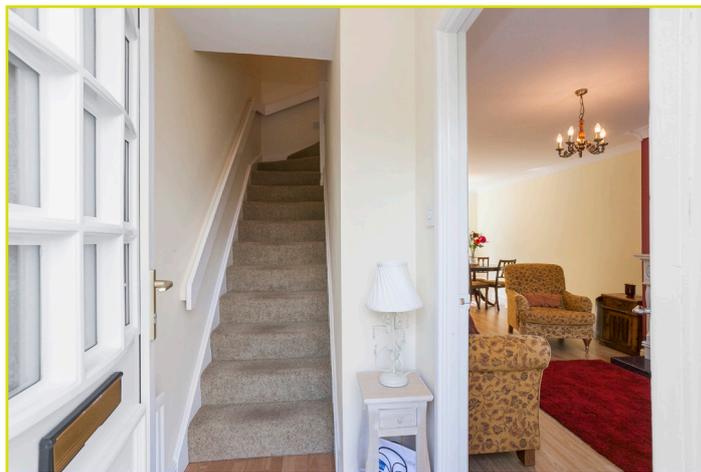


**16 Beaufort Crescent**  
Belfast, BT8 7UA

**Asking Price £149,950**

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Close To Main Arterial Routes & Public Transport Services
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room With Feature Open Fire
- Fitted Kitchen
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Garden In Lawn And Patio
- Driveway Parking For Several Cars
- Oil Fired Central Heating
- Double Glazing
- Excellent First Time Buy
- Early Viewing Advised





## SUMMARY

Well-presented semi-detached occupying a generous site in a popular and well established residential development in Newtownbreda, South Belfast. Many local amenities such as Tesco Newtownbreda and Forestside Shopping Centre are close at hand.

The property is deceptively spacious and comprises of a living room with dining area and a kitchen on the ground floor. Three bedrooms and a well-appointed family bathroom are to the first floor.

The property further benefits from a private and enclosed rear garden and a large driveway offering parking for several vehicles.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Pvc front door

**LIVING / DINING ROOM: 23' 9" x 11' 5" (7.24m x 3.48m)**

Wood strip flooring, feature open fire.

**KITCHEN: 9' 8" x 6' 9" (2.95m x 2.06m)**

Excellent range of high and low level units with display shelving, wood effect work surfaces, space for oven and hob, extractor fan, space for fridge freezer, plumbed for washing machine, stainless steel sink unit, partly tiled walls, tiled floor.

### First Floor

#### LANDING:

**BEDROOM (1): 11' 6" x 8' 3" (3.51m x 2.51m)**

Wooden floor, picture rail

**BEDROOM (2): 11' 9" x 7' 8" (3.58m x 2.34m)**

Built in double mirror robes

**BEDROOM (3): 8' 1" x 6' 6" (2.46m x 1.98m)**

#### BATHROOM:

Panel bath with chrome taps and electric shower over, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, fully tiled walls, hot press.

#### Outside

- Tarmac driveway with parking for several cars.
- Private and enclosed paved rear garden with timber fence and shrubs.
- Additional rear garden laid in lawn.









