

Dougan

RESIDENTIAL

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5 Drummond Manor
Belfast, BT10 0DD

Asking Price £242,500

KEY FEATURES

- Well Presented Townhouse In Upper Malone
- Walking Distance To Finaghy Village
- Ease Of Access To Public Transport Services
- Adaptable Accommodation Over Three Floors
- Potential For Up To Five Bedrooms
- Bright And Spacious First Floor Living Room
- Modern Kitchen Within Dining Area On First Floor
- First Floor W.C
- Family Bathroom In White Suite With Separate Shower Cubicle
- Ground Floor Shower Room
- Utility Room
- Off Road Parking To The Front
- Private And Enclosed Rear Garden
- Recently Updated Gas Heating System / Double Glazing
- Early Viewing Advised



SUMMARY

Well presented townhouse located within walking distance of Finaghy village and an array of local amenities. The property offers ease of access to main arterial routes and public transport services linking Belfast and Lisburn.

The accommodation is arranged over three floors and is adaptable to suit those working from home, growing families and first time buyers. The property comprises of a family room / bedroom, living room / bedroom, shower room and utility room on the ground floor. The kitchen with dining area, living room and w.c are to the first floor with a further three bedrooms (master with ensuite shower room) and a family bathroom on the second floor.

The property further benefits from off road parking to the front, private rear garden, double glazing and recently upgraded gas fired central heating system.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Wooden front door, wooden floor

SHOWER ROOM: Fully tiled shower cubicle, pedestal wash hand basin with chrome taps and tiled splash back, low flush w.c

LIVING ROOM / BEDROOM: 16' 3" x 11' 7" (4.95m x 3.53m) Wooden floor

FAMILY ROOM / BEDROOM: 12' 3" x 11' 2" (3.73m x 3.4m) Wooden floor, doors to rear garden

UTILITY ROOM: 7' 1" x 6' 9" (2.16m x 2.06m)

Plumbed for washing machine, stainless steel sink unit, tiled floor, partly tiled walls

First Floor LANDING:

W.C: Low flush w.c, pedestal wash hand basin with chrome taps, tiled floor

LIVING ROOM: 16' 9" x 12' 3" (5.11m x 3.73m)
Wooden floor

KITCHEN WITH DINING AREA : 19' 7" x 10' 5" (5.97m x 3.18m)

Excellent range of high and low level units with chrome handles, formica work surfaces, stainless steel sink unit, integrated four ring gas hob and oven, chrome extractor fan, integrated fridge freezer and dishwasher, spot lighting, tiled floor, Juliet balcony

Second Floor LANDING: Linen closet

MASTER BEDROOM: 17' 0" x 12' 5" (5.18m x 3.78m)
Wood strip flooring

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, fully tiled walls

BEDROOM: 12' 3" x 10' 5" (3.73m x 3.18m) Velux window, laminate wooden floor

BEDROOM / STUDY: 8' 6" x 6' 9" (2.59m x 2.06m) Measurement at widest points

BATHROOM: Panel bath, low flush w.c, fully tiled shower cubicle, pedestal wash hand basin with chrome taps, velux window

Outside

Private, enclosed rear garden, partially paved and loose stone. Parking to front.

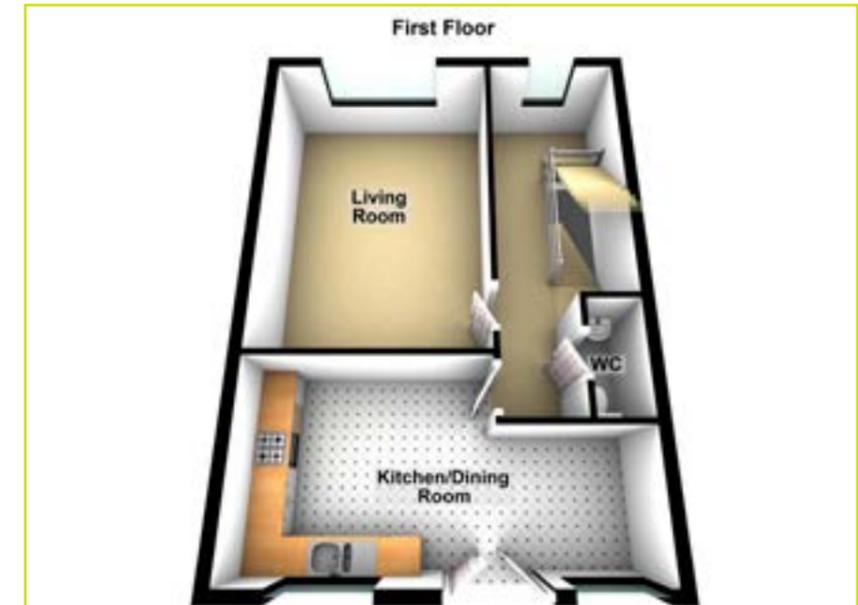




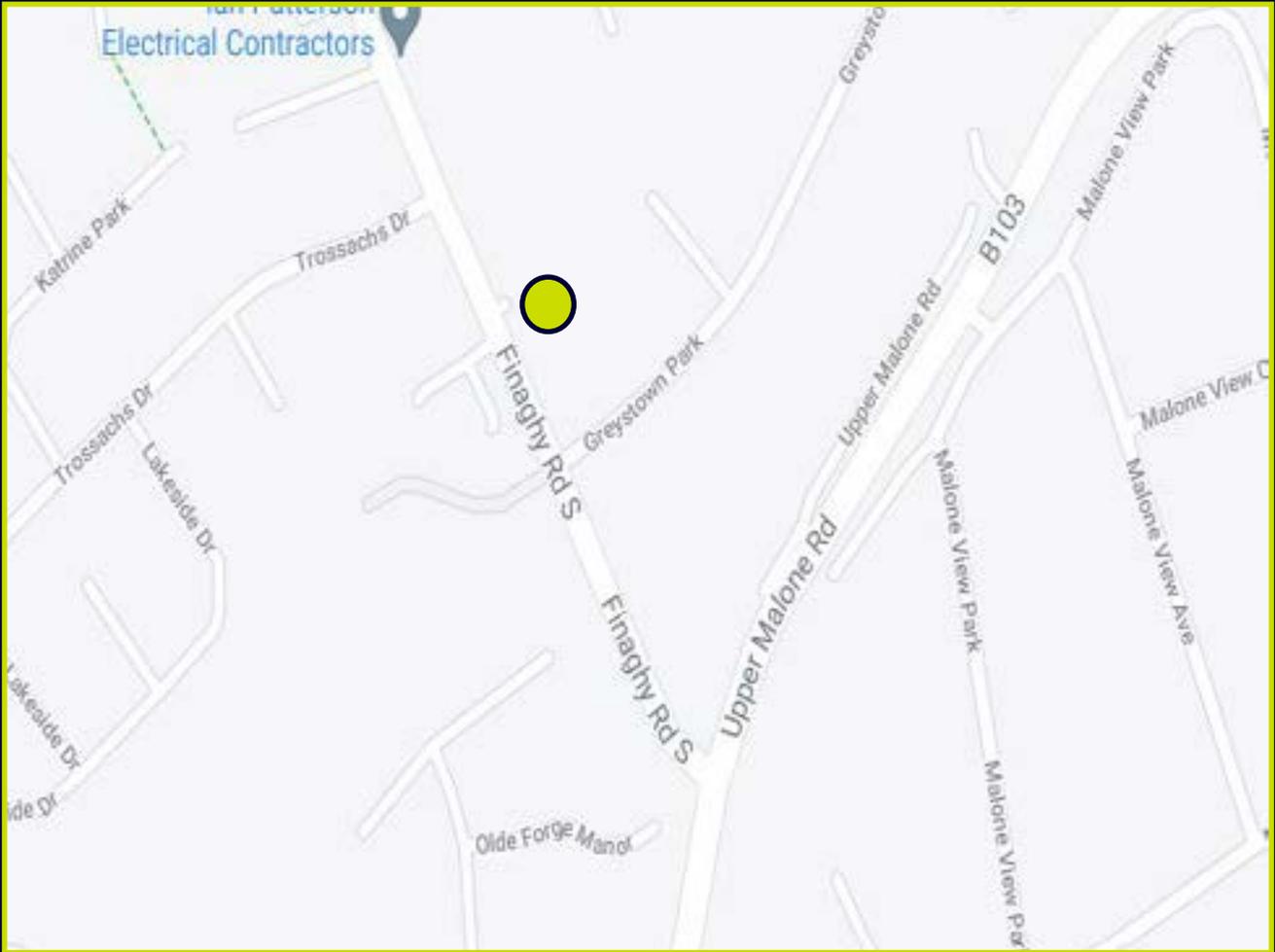




FLOOR PLANS
(NOT TO SCALE)



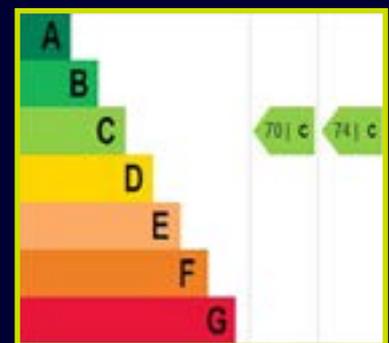
LOCATION MAP



DIRECTIONS : Travelling down Finaghy Road South from Upper Malone, Drummond Manor is on the right



EPC



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