

Dougan

RESIDENTIAL

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25 Greystown Park

Belfast, BT9 6UP

Asking Price £365,000

KEY FEATURES

- Stunning Detached Family Home In Upper Malone
- Excellent Location With Many Leading Schools Close At Hand
- Bright And Spacious Living Room
- Through Lounge With Feature Gas Fire And Doors To Rear Garden
- Modern Kitchen With Excellent Dining Area
- Four Generous Bedrooms (Master With Ensuite)
- Luxury First Floor Bathroom In White Suite
- Downstairs W.C
- Private And Secluded Rear Garden Laid In Lawn With Patio And Shed
- Garage With Utility Area
- Driveway Parking For Several Cars
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised



SUMMARY

Stunning detached family home well positioned in Upper Malone, South Belfast. The property benefits from an excellent location offering ease of access to many leading primary, secondary and grammar schools. Main arterial routes and public transport services are easily accessible and local amenities are close at hand.

The property has been very well maintained and updated by the present owners and comprises of a bright and spacious living room, through lounge with feature gas fire, modern kitchen with dining area and w.c on the ground floor. To the first floor are four generous bedrooms (master with ensuite) and a luxury family bathroom.

The property further benefits from driveway parking leading to a garage and private and secluded rear garden laid in lawn with patio and garden shed.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Mahogany double glazed front door, under stair recess, dado rail, wooden floor

LIVING ROOM: 12' 9" x 10' 1" (3.89m x 3.07m)
Wooden floor, cornicing

THROUGH LOUNGE: 28' 2" x 11' 2" (8.59m x 3.4m)
Wooden floor, dual aspect, feature gas fire, double doors to rear garden, measurement at widest points

W.C: Low flush w.c, wash hand basin with tiled splash back, heated chrome towel radiator, tiled

KITCHEN WITH DINING AREA: 18' 4" x 10' 1" (5.59m x 3.07m) Kitchen: Excellent range of black Ash solid wood high and low level units with chrome handles, carousel under counter cupboards, feature under lighting, solid oak work surfaces, Belfast sink, glazed display unit, space for oven and hob with chrome extractor fan over, integrated fridge freezer, integrated dishwasher, feature exposed brick wall, tongue and groove ceiling, wood strip flooring.

Dining area: Tiled display cabinet with wooden shelving and light, dado rail.

First Floor

LANDING: Access to roof space (floored, light and power), hotpress

BATHROOM: Panel bath with power shower over, low flush w.c, wall hung wash hand basin with chrome taps, heated towel radiator, tiled floor, fully tiled walls

BEDROOM (1): 19' 5" x 10' 6" (5.92m x 3.2m)
Built in double mirror robes, wooden floor, measurement at widest points

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin with chrome taps and mosaic tiled splash back, low flush w.c, heated chrome towel radiator, spot lighting

BEDROOM (2): 10' 1" x 10' 0" (3.07m x 3.05m)
Wooden floor

BEDROOM (3): 10' 1" x 8' 7" (3.07m x 2.62m)
Wooden floor

BEDROOM (4): 8' 7" x 8' 2" (2.62m x 2.49m)
Laminate wooden floor

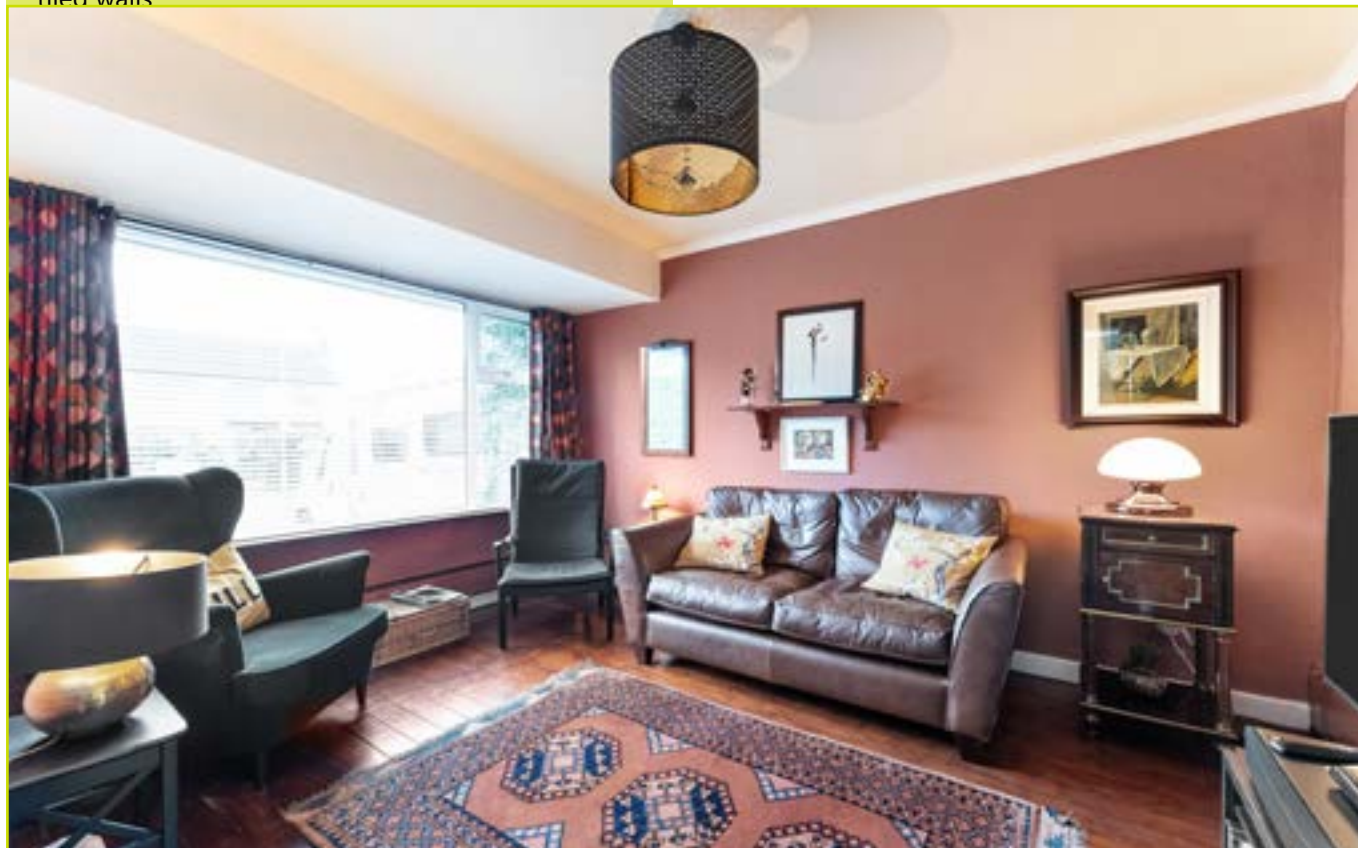
Outside

ATTACHED GARAGE 21' 8" x 9' 1" (6.6m x 2.77m)
Utility area - stainless steel sink unit, formica work surfaces, plumbed for washing machine, plumbed for dishwasher, space for under counter fridge freezer, light and power

GARDEN SHED: 11' 10" x 7' 8" (3.61m x 2.34m)
Light and power

Enclosed private and secluded rear garden laid in lawn with mature hedges, plants and shrubs, brick paviour patio and additional sitting area in loose stone. Mature front garden with plants and shrubs.

Driveway parking to front and side with parking for several cars.









FLOOR PLANS (NOT TO SCALE)



EPC



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