



43 Garron Crescent
Belfast
BT10 0EQ

Asking Price
£119,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Very Well Presented End Terrace
- Many Local Amenities And Public Transport Services Close At Hand
- Bright And Spacious Living Room
- Modern Fully Fitted Kitchen With A Range Of Integrated Appliances
- Open To Conservatory With Aspect Over Rear Garden
- Two First Floor Double Bedrooms
- Fixed Staircase Leading To Floored Roofspace With Heat, Light, Power And Velux Window
- First Floor Bathroom And Separate W.C
- Large Private And Enclosed Rear Garden Laid In Lawn
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented end terrace located within walking distance of all the amenities of Finaghy village. The property benefits from an excellent location with public transport services and main arterial routes linking Belfast and Lisburn easily accessible.

The property has been maintained to an excellent standard and comprises of a bright and a spacious living room and a modern kitchen open to a conservatory on the ground floor.

Two double bedrooms, bathroom with separate w.c are to the first floor. A fixed staircase leads to a floored roofspace complete with light, power and heating.

The property further benefits from a large private and enclosed rear garden, gas heating and double glazing.

Leaving little for the new owner to do but move in, early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, wooden floor, under stair storage recess

LIVING ROOM: Wooden floor

KITCHEN: 18' 5" x 6' 8" (5.61m x 2.03m) Excellent range of high gloss units with chrome handles, Franke sink unit, marble effect work surfaces with upstands, breakfast bar, integrated oven and four ring Hotpoint halogen hob, space for fridge freezer, wood strip flooring, tongue and groove ceiling, wood strip flooring

CONSERVATORY: 11' 2" x 10' 9" (3.4m x 3.28m) Wood strip flooring, aspect over rear garden

First Floor:

LANDING: Fixed staircase to floored roofspace

BEDROOM (1): 11' 9" x 8' 4" (3.58m x 2.54m) Built in storage, wood stripped flooring

BEDROOM (2): 11' 8" x 10' 7" (3.56m x 3.23m) Built in storage, wood stripped flooring

BATHROOM: Panel bath, wash hand basin with chrome taps, tongue and groove ceiling

SEPARATE W.C: Low flush w.c

Second Floor

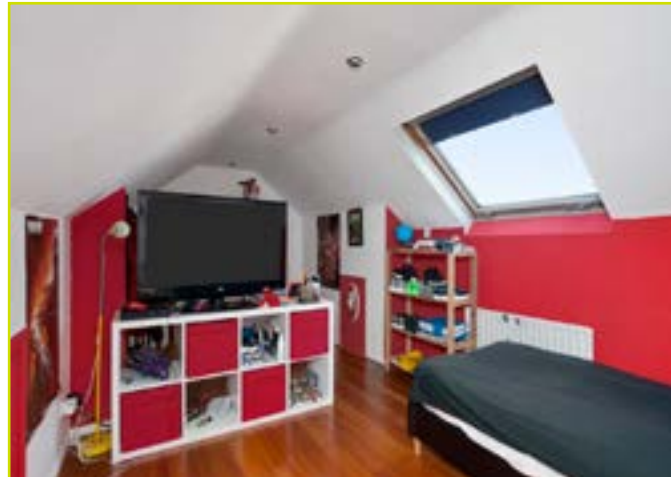
ROOFSpace: 17' 4" x 9' 6" (5.28m x 2.9m) Floored, light, heat and power, Velux window

Outside

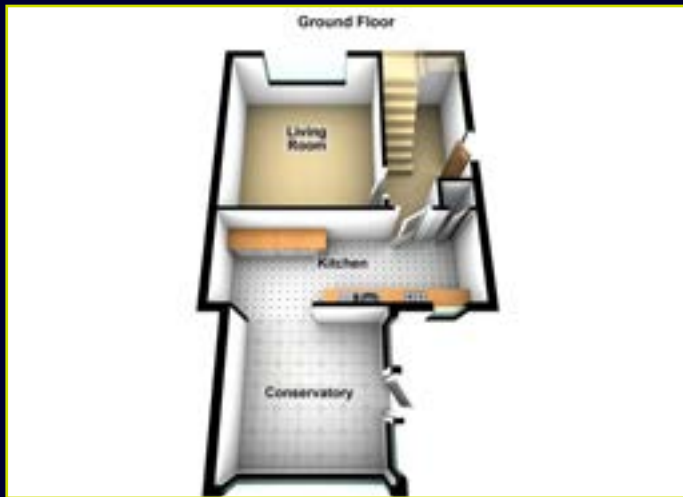
Front garden in lawn with mature hedges.

Large rear garden laid in lawn with timber fencing.





FLOOR PLANS (NOT TO SCALE)



EPC



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