



94 Redwood Grove, Dunmurry,  
Belfast, BT17 9RN

Asking Price £149,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)

## KEY FEATURES

- Substantial Semi Detached Family Home Extending to c.1,550 Sq Ft
- Excellent Location Close To Dunmurry Village
- Belfast City Centre And Lisburn City Easily Accessible By Car, Bus Or Train
- Bright And Spacious Living Room With Feature Gas Fire
- Modern Fitted Kitchen With A Range Of Integrated Appliances Open To Dining Area
- Five Bedrooms ( Master With Ensuite) On First And Second Floors
- Separate First Floor Family Bathroom In White Suite
- Downstairs W.C Cloakroom
- Driveway Parking To Front
- Front And Rear Gardens In Lawn
- Gas Fired Central Heating
- Double Glazed
- Quiet Location In A Popular Residential Development
- Early Viewing Advised

## SUMMARY

A substantial semi detached family home extending to c.1,550 sq ft located in a quiet development a short distance from all the amenities of Dunmurry Village. The property benefits from excellent transport links to both Belfast and Lisburn with main arterial routes close at hand and the local railway station is situated within the development.

Internally the property boasts adaptable accommodation over three floors and comprises of a w.c cloakroom, bright and spacious bay front living room, modern fitted kitchen with a range of integrated appliances and excellent dining area on the ground floor. Two bedrooms (master with luxury ensuite and walk in robe) and a family bathroom in white suite are located on the first floor. A further three bedrooms are located on the second floor.

Externally the property benefits from front and rear gardens in lawn and driveway parking for several cars.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

Entrance porch leading to front door

**ENTRANCE HALL:** Laminate wooden floor

**W.C CLOAKROOM:** Low flush w.c, wash hand basin, tiled splash back, chrome taps

**LIVING ROOM: 15' 9" x 10' 7" (4.8m x 3.23m)** Feature gas fire, into bay, measured at widest points, double door leading to kitchen and dining area

**KITCHEN WITH DINING AREA : 17' 8" x 10' 6" (5.38m x 3.2m)** Excellent range of shaker style units with under-lighting, Formica work surfaces, stainless steel sink unit, partly tiled walls, integrated Zanussi oven and four ring gas hob, chrome extractor fan, plumbed for washing machine, integrated dishwasher, integrated fridge freezer, recessed low level spot lights

### First Floor

**LANDING:** Airing cupboard

**BATHROOM:** Panel bath, low flush w.c. Pedestal wash hand basin with tiled splash back and chrome taps, extractor fan

**BEDROOM (1): 15' 1" x 13' 6" (4.6m x 4.11m)**

Measurement at widest points, bay window, walk in robe / storage, ensuite shower room

**ENSUITE SHOWER ROOM:** White suite comprising of low flush w.c, pedestal wash hand basin with chrome taps and tiled splash back, fully tiled shower cubicle

**BEDROOM (2): 10' 7" x 10' 2" (3.23m x 3.1m)**

### Second Floor

**LANDING:** Roofspace access

**BEDROOM (3): 14' 9" x 13' 7" (4.5m x 4.14m)** Laminate wooden floor, built in walk in robe / storage

**BEDROOM (4): 11' 6" x 10' 6" (3.51m x 3.2m)** Laminate wooden floor

**BEDROOM (5): 8' 3" x 6' 8" (2.51m x 2.03m)** Laminate wooden floor, velux window

### OUTSIDE:

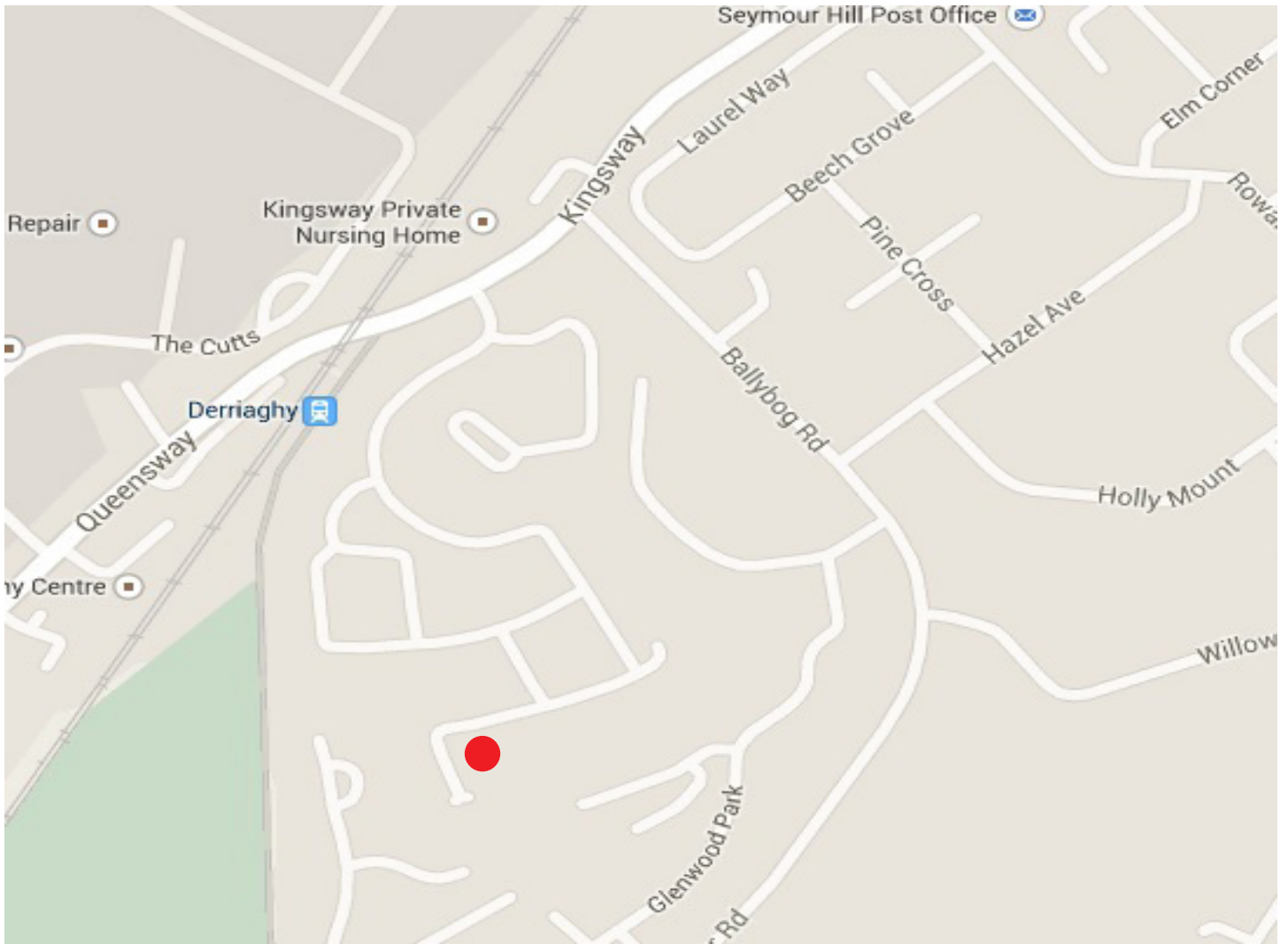
Driveway parking for several cars to front. Front garden laid in lawn. Rear garden laid in lawn with timber fence











Travelling on Kingsway out of Dunmurry Village, Redwoods is situated on your left hand-side after Ballybog Road. and just before the bridge at Derriaghly Train Station.

Ref: 9779 - 7000 - 0259 - 6195 - 5910



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	75	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
Telephone 028 9030 8855 Facsimile 028 9061 2252  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)

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