



3 Beattie Park Terrace,  
Dunmurry, BT17 9BQ

Asking Price £104,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855  
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**KEY FEATURES**

- Very Well Presented Mid Terrace Located A Short Distance From Dunmurry Village
- Belfast & Lisburn Easily Accessible By Bus, Car Or Rail
- Bright Spacious Living Room With Dining Area
- Modern Fitted Kitchen
- Utility Area
- Three Generous Bedrooms
- First Floor Shower Room
- Rear Garden In Lawn With Patio
- Paved Front Garden
- Gas Fired Central Heating
- Double Glazed
- Excellent First Time Buy

**SUMMARY**

Very well presented mid terrace located a few minutes walk from Dunmurry Village. Many local amenities are close at hand and Belfast and Lisburn are easily accessible by bus, car or rail.

Internally the property is deceptively spacious and comprises of a bright and spacious living room with dining area, a modern fitted kitchen and utility area on the ground floor. Three bedrooms and a shower room are located on the first floor.

The property further benefits from gas fired central heating, double glazing, a front paved garden and a rear garden laid in lawn with patio area and storage shed.

Early viewing is advised.





ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Laminate wooden floor

LIVING ROOM WITH DINING AREA:

22’ 3” x 10’ 4” (6.78m x 3.15m)

Measurement at widest points, laminate wooden floor, cornice work, ceiling rose

KITCHEN:

11’ 7” x 10’ 0” (3.53m x 3.05m)

Range of high and low level units, integrated oven and hob, plumbed for washing machine, stainless steel sink unit, formica work surfaces, chrome extractor fan, space for fridge freezer, tongue and groove ceiling

UTILITY AREA

First Floor

LANDING:

Roof-space access - partly floors & insulated

BEDROOM (1):

13’ 2” x 11’ 3” (4.01m x 3.43m)

Built in furniture, robes and shelving

BEDROOM (2):

12’ 5” x 8’ 7” (3.78m x 2.62m)

Built in storage

BEDROOM (3):

10’ 0” x 7’ 8” (3.05m x 2.34m)

Laminate wooden floor

SHOWER ROOM:

Shower cubicle, low flush w.c, wash hand basin with vanity unit, airing cupboard

Outside

Paved front garden

Rear garden in lawn with patio and outbuilding





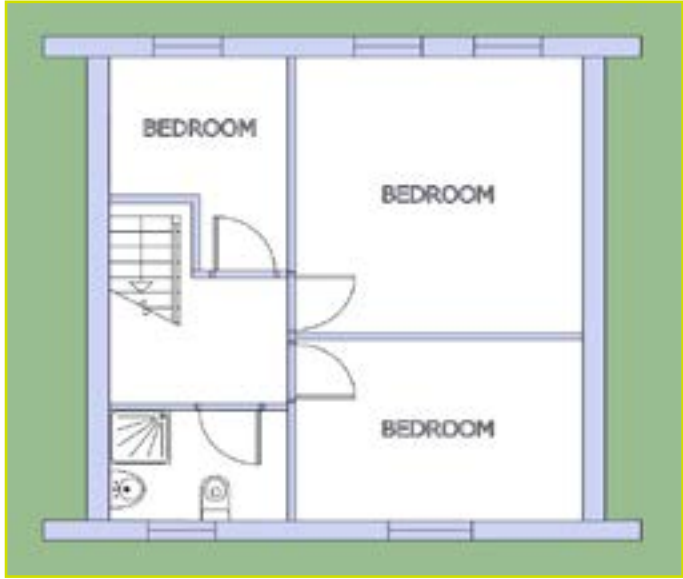


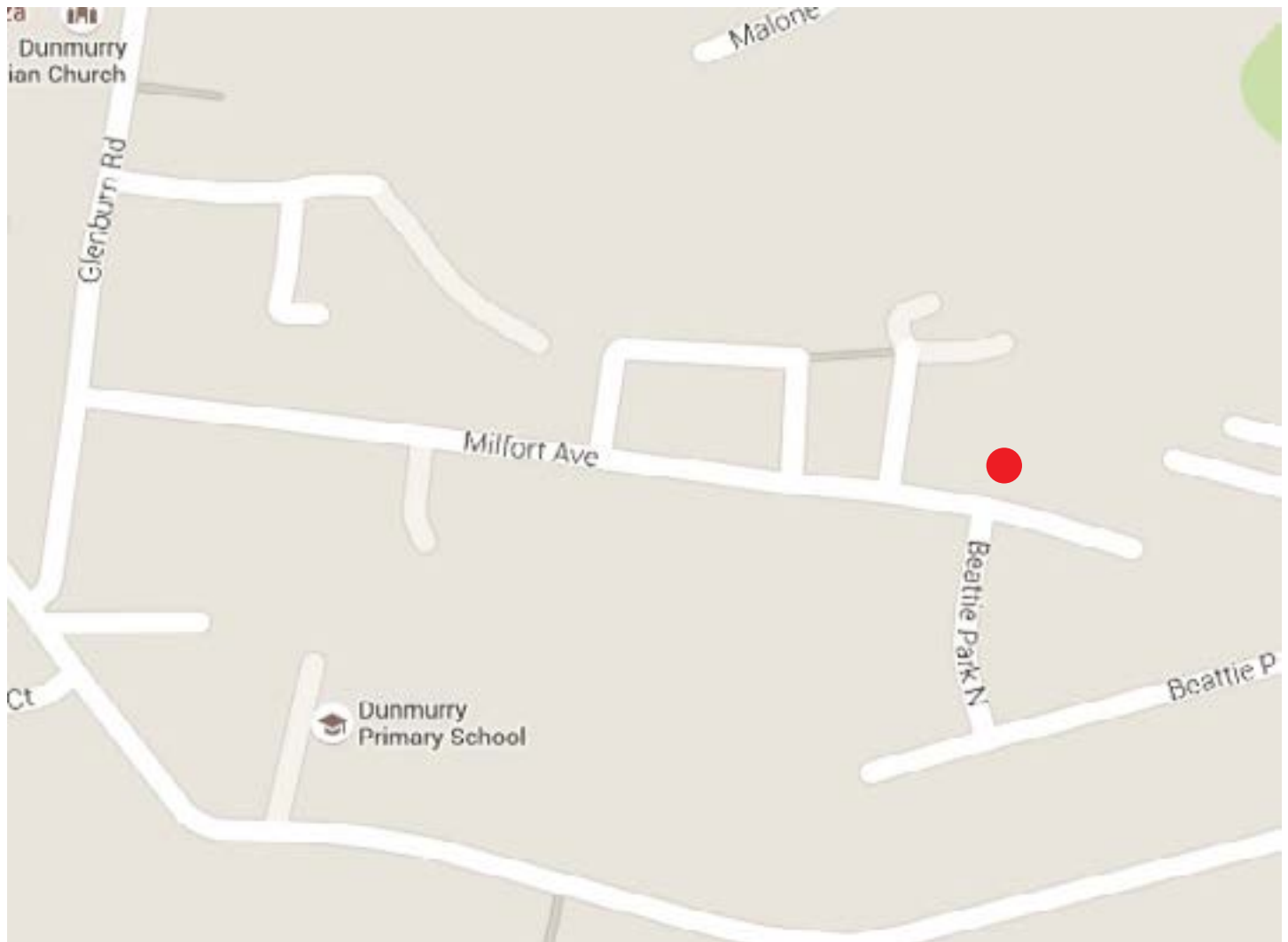
**FLOORPLANS (NOT TO SCALE)**

**GROUND FLOOR**



**FIRST FLOOR**





Travelling along Milfort Avenue from Glenburn Road, number 3 Beattie Park Terrace is on the left hand side

EPC - 0167-2990-0339-9325-5095



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