



60 Sunnyhill Park
Dunmurry
BT17 0PZ



Asking Price £139,950

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Very Well Presented Semi-Detached Family Home
- Excellent Cul-De-Sac Location Close To Dunmurry Village
- Dunmurry Railway Halt Within Walking Distance
- Belfast & Lisburn Easily Accessible
- Front Living Room With Feature Fireplace
- Modern Kitchen Open To Family / Dining Room
- Three Bedrooms
- Well Appointed First Floor Family Bathroom
- Brick Paviour Driveway With Parking For Several Cars
- Private, Low Maintenance Rear Garden
- Detached Garage
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Advised



SUMMARY

Very well present semi-detached family home located in a cul-de-sac just off the ever popular Upper Dunmurry Lane. The local amenities of Dunmurry are close at hand and main arterial routes and public transport services such as Dunmurry Railway Halt are easily accessible.

Internally the property has been maintained to an excellent standard and comprises of a front living room and kitchen open to a dining and family area on the ground floor. Three bedrooms and a well appointed family bathroom are to the first floor.

Externally the property benefits from a brick paviour driveway with parking for several cars, a detached garage and a private, low maintenance rear garden.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, wood panelling, cornicing, under stair storage (plumbed for w.c), tiled floor, spot lighting

LIVING ROOM: 14' 3" x 10' 1" (4.34m x 3.07m)

Wooden floor, cornicing, picture rail, feature fireplace with aluminium inset and tiled hearth

KITCHEN OPEN TO DINING / FAMILY AREA : 16' 3" x 16' 0" (4.95m x 4.88m)

Excellent range of high and low level units, formica work surfaces, stainless steel sink unit with swan chrome tap, integrated fridge freezer, plumbed for dishwasher, integrated oven and 4 ring gas hob, integrated microwave, extractor fan with glass canopy, spot lighting, double doors to rear garden

First Floor

LANDING: Access to floored and carpeted roof space with velux window and storage into eaves

BATHROOM: White suite comprising of wash hand basin with chrome taps and vanity unit, panel bath, low flush w.c, tiled floor, partly tiled walls

BEDROOM (1): 12' 1" x 9' 6" (3.68m x 2.9m)

Built in storage and desk, picture rail

BEDROOM (2): 12' 2" x 9' 6" (3.71m x 2.9m) Built in robes, laminate wooden floor

BEDROOM (3): 6' 4" x 6' 1" (1.93m x 1.85m)

Outside

Private rear garden in loose stone with timber fence and patio. Utility store plumbed for washing machine.

Brick paviour driveway to front.

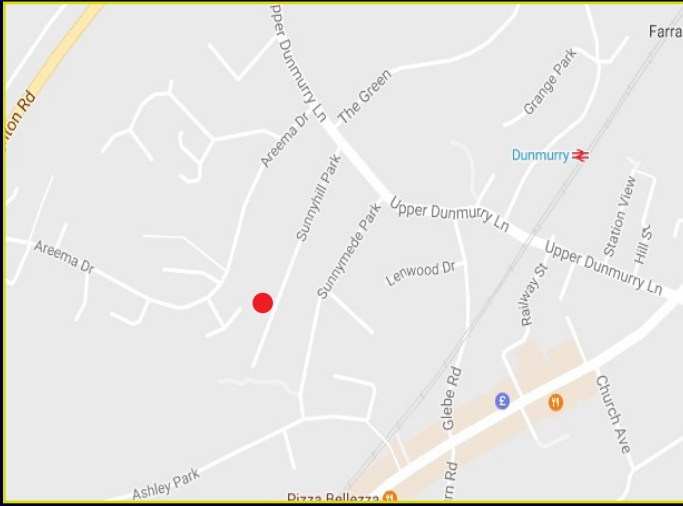
Detached garage.











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

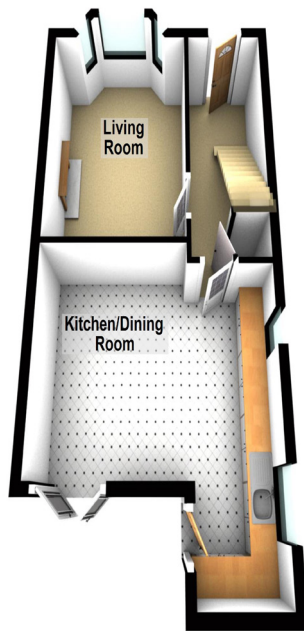
G 1-20

Not energy efficient - higher running costs

65

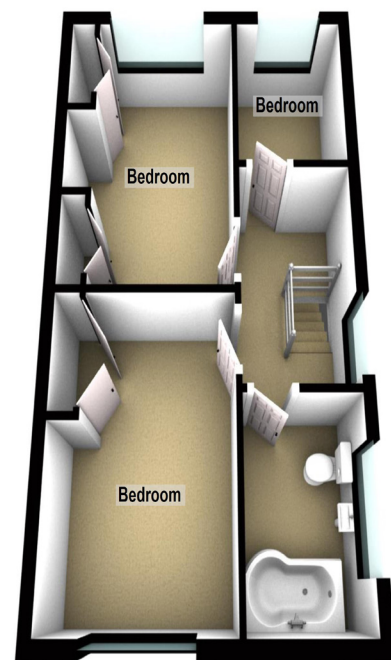
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Ground Floor



60 Sunnyhill Park, Dunmurry

First Floor



the mark of
property
professionalism
worldwide



Dougan

RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG

Telephone 028 9030 8855 Fax 028 9061 2252

Email info@douganproperty.com

Web www.douganproperty.com

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