



19a The Green
Dunmurry
BT17 0EH

Asking Price £339,950

Dougan
RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Substantial Detached Family Home Of C. 1850 Sq Ft
- Generous Site Extending To C. 0.2 Acres Off Upper Dunmurry Lane
- Highly Desirable And Established Residential Location
- Many Leading Schools Close At Hand
- Belfast And Lisburn Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Front Living Room & Rear Family Room
- Kitchen Open To Dining Room & Stunning Aspect Over Rear Garden And Belfast Hills
- Downstairs W.C & Utility Room
- Four Generous Bedrooms
- Well Appointed Family Bathroom With Separate Shower Cubicle
- Large Elevated Paviour Patio With Stunning Views
- Mature, Private And Secluded Rear Garden
- Driveway Parking For Numerous Cars Leading To Attached Garage
- Oil Fired Central Heating
- Early Viewing Highly Recommended



SUMMARY

This substantial detached family residence occupying a generous site of C. 0.2 acres and extending to C. 1850 sq ft in size is located in a highly regarded and most desirable residential area. Many leading primary, secondary and grammar schools are close at hand and the local amenities of Dunmurry Village are within walking distance. The property further offers ease of access to Belfast and Lisburn via bus or rail.

The ground floor comprises of a bright and airy entrance hall, living room, family room, kitchen open to dining room, utility room and downstairs w.c.

To the first floor are four generous bedrooms and a well appointed family bathroom complete with separate shower cubicle.

The property further benefits from a large elevated patio with a stunning aspect over a mature garden enjoying views towards the Belfast hills, ideal for year round entertaining. Driveway parking for numerous cars leading to an attached garage is to the front.

Early viewing is advised to appreciate the potential this fine family home has to offer.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: uPVC front door, original wooden floors, cornicing, picture rail

W.C: Low flush w.c, wash hand basin with chrome taps and vanity unit, partly tiled walls, tiled floor

LIVING ROOM: 17' 5" x 12' 9" (5.31m x 3.89m) Feature fire place with exposed brick surround, wooden mantle and tiled hearth, cornicing, picture rail, picture shelf, original wooden floor, double doors to family room

FAMILY ROOM: 14' 4" x 11' 1" (4.37m x 3.38m) Cornicing, picture rail

UTILITY ROOM: 9' 7" x 9' 4" (2.92m x 2.84m) Plumbed for washing machine

KITCHEN OPEN TO DINING ROOM: 20' 6" x 8' 9" (6.25m x 2.67m) Excellent range of high and low level units with wine rack, chrome handles and feature under lighting, formica work surfaces, stainless steel sink unit with chrome swan mixer tap, integrated Neff 4 ring touch screen halogen hob, integrated dishwasher, breakfast bar, spot lighting, under stair storage. Archway to dining area. Outlook over rear garden and views towards Belfast hills





First Floor

LANDING: Linen closet, roof space access, storage, roof space access

BEDROOM (1): 15' 3" x 14' 5" (4.65m x 4.39m) Built in double mirrored robes

DRESSING ROOM: Built in robes, sink, vanity shelf, storage

BEDROOM (2): 14' 0" x 12' 9" (4.27m x 3.89m) Built in furniture, wash hand basin with chrome taps

BEDROOM (3): 17' 7" x 9' 5" (5.36m x 2.87m) Laminate wooden floor

BEDROOM (4): 9' 8" x 8' 9" (2.95m x 2.67m)

BATHROOM: Luxury white suite comprising of a fully tiled shower cubicle, panel bath with chrome taps and chrome telephone hand shower, low flush w.c with storage and vanity shelf. wash hand basin with chrome taps and vanity unit, heated chrome towel radiator, partly tiled walls, tiled floor

Outside

GARAGE: 12' 7" x 9' 7" (3.84m x 2.92m)

Driveway parking for numerous vehicles.

Side driveway with porch. Large elevated paviour patio overlooking a mature rear garden laid in lawn with shrubs, trees and timber fencing. Stunning views towards Belfast hills. Additional paved sitting areas.



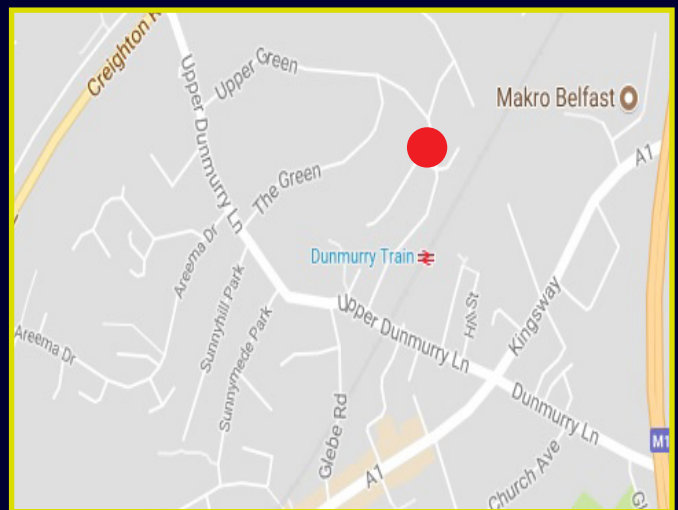
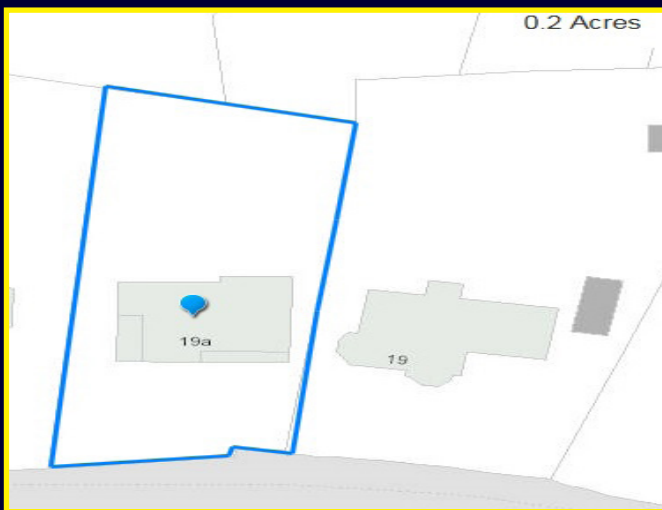
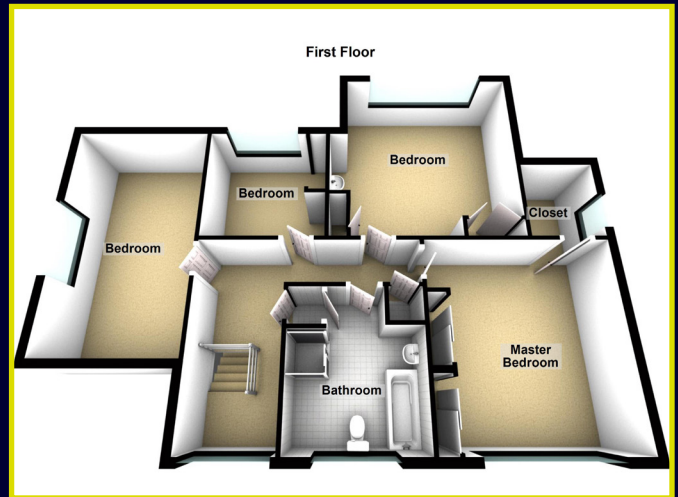
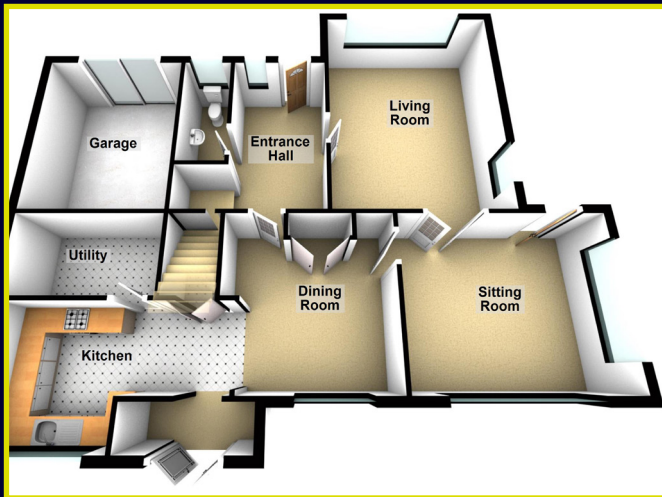








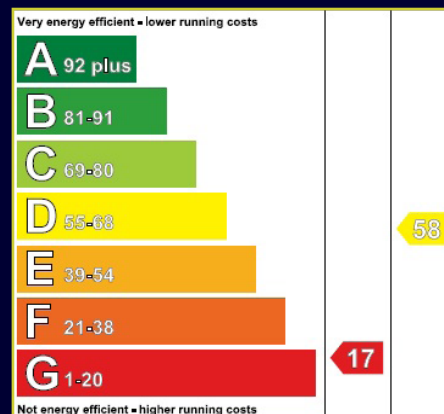




FLOORPLANS & AREA (APPROXIMATE & NOT TO SCALE)



EPC



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