



106 Upper Dunmurry Lane
Belfast
BT17 0EN

Asking Price
£359,950

Dougan

RESIDENTIAL

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www.douganproperty.com



KEY FEATURES

- Stunning Detached Period Residence C.1909
- Double Bay Fronted, Excellent Finish Whilst Retaining Character And Charm
- Three Receptions Incorporating Living Room, Family Room & Dining Room
- Modern Kitchen With Granite Work Surfaces & Dining Area
- Four Double Bedrooms With Many Original Features
- First Floor Family Bathroom Complete With Separate Walk In Shower Cubicle
- Downstairs W.C
- Utility Store
- Double Glazing & Oil Fired Central Heating
- Large, Private And Secluded South Westerly Facing Rear Garden
- Excellent Parking To Front And Rear
- Excellent Location Close To Many Amenities, Schools & Transport Services
- Early Viewing Is Advised To Appreciate This Fine Home



SUMMARY

This stunning double bay fronted, detached family home benefits from an excellent location on the highly sought after Upper Dunmurry Lane. With its close proximity to leading schools, local amenities, main arterial routes and public transport services, this fine home will appeal to growing families and professionals.

Constructed in c. 1909 this property has been meticulously maintained by the current owners. The accommodation briefly comprises of three receptions, modern kitchen with dining and downstairs w.c on the ground floor. Four double bedrooms and a luxury bathroom complete with walk in shower cubicle are to the first floor.

Occupying a generous and mature site the property further benefits from parking for numerous cars, front garden and a private and secluded South Westerly rear garden in lawn with brick paviour patio and decking.

Early viewing is advised to avoid disappointment.



ACCOMMODATION

Ground Floor

ENTRANCE HALL: Hardwood front door with side windows and fan light, original wooden floor, under stair recess

LIVING ROOM: 23' 9" x 12' 4" (7.24m x 3.76m) Bay window. Feature fire place with multi fuel burning stove. Original wooden floor,

FAMILY ROOM: 16' 5" x 11' 2" (5m x 3.4m) Bay window.

Feature fireplace with cast iron inset, wooden floor

DINING ROOM: 11' 1" x 11' 0" (3.38m x 3.35m) Oak wooden floor

KITCHEN / CASUAL DINING : 21' 10" x 14' 2" (6.65m x 4.32m) Excellent range of units, Belfast sink with chrome taps, mixture of granite and wood effect work surfaces, space for range with feature exposed brick and sleeper surround, exposed wooden beams, partly tiled walls, wine rack double doors to rear

W.C CLOAKROOM: Low flush w.c, wash hand basin with tiled splash back, tiled floor

First Floor

LANDING: Oak flooring

BEDROOM (1): 12' 3" x 11' 0" (3.73m x 3.35m) Original cast iron fireplace. Wooden floor, picture rail

BEDROOM (2): 12' 2" x 11' 0" (3.71m x 3.35m) Original cast iron fireplace, wooden floor, picture rail, cornicing, ceiling rose

BEDROOM (3): 11' 0" x 10' 9" (3.35m x 3.28m) Original cast iron fireplace. Wooden floor, picture rail, cornicing

BEDROOM (4): 11' 0" x 9' 0" (3.35m x 2.74m) Wooden floor, cornicing, picture rail

BATHROOM: Free standing bath with chrome taps and telephone hand shower, separate walk in fully tiled shower, low flush w/c, pedestal wash hand basin with chrome taps, tiled floor, roof space access, hot press with linen shelves













Outside

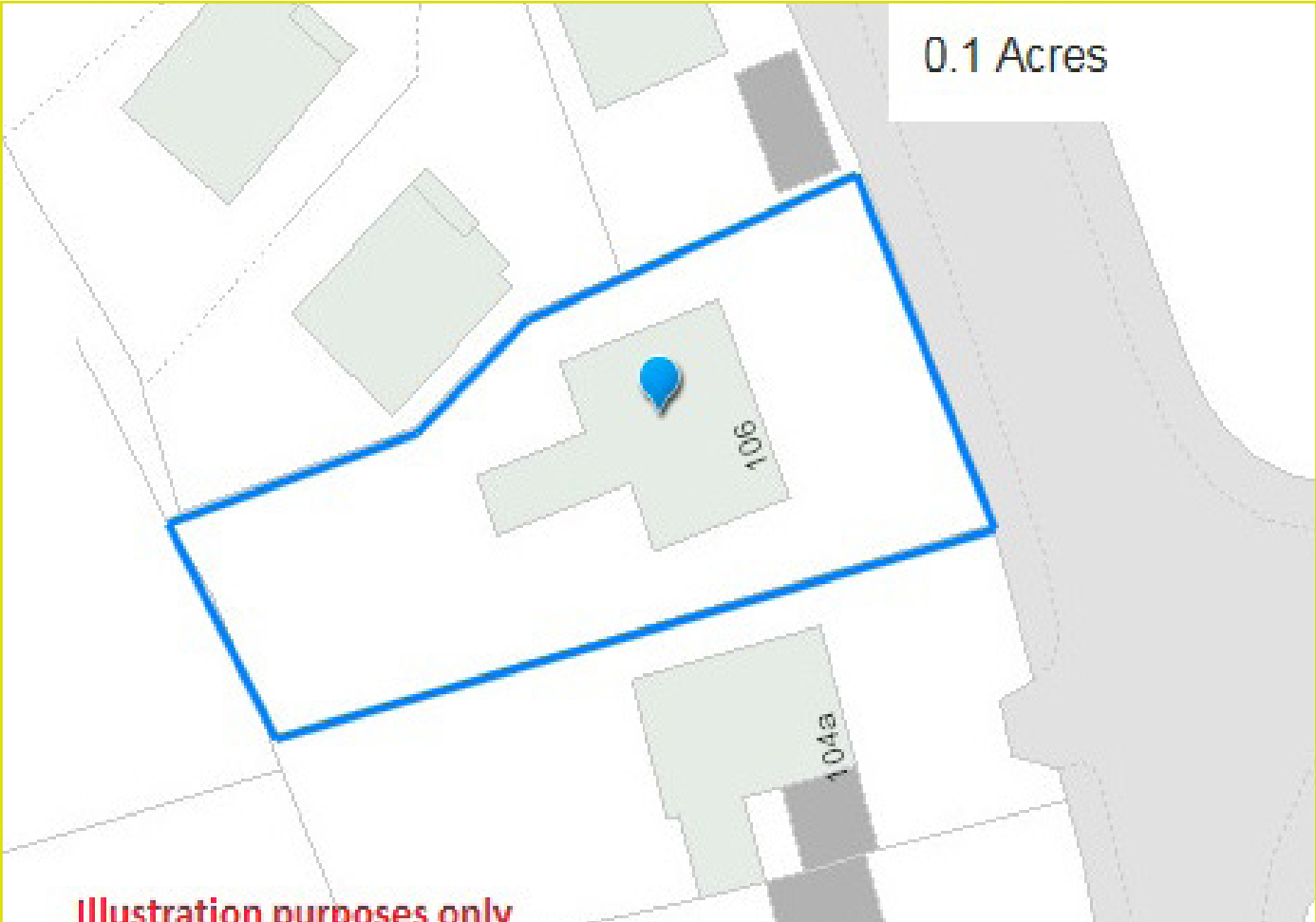
UTILITY STORE: 8' 5" x 8' 3" (2.57m x 2.51m) Range of low level units, shelves, plumbed for washing machine, formica work surfaces, boiler

Front garden laid in lawn with mature hedges, brick paviour path. Parking for numerous vehicles to front side and rear.

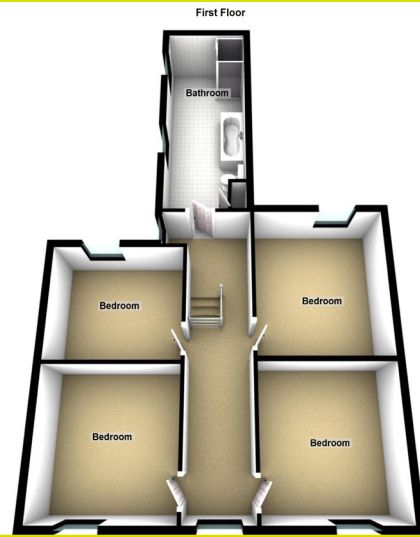
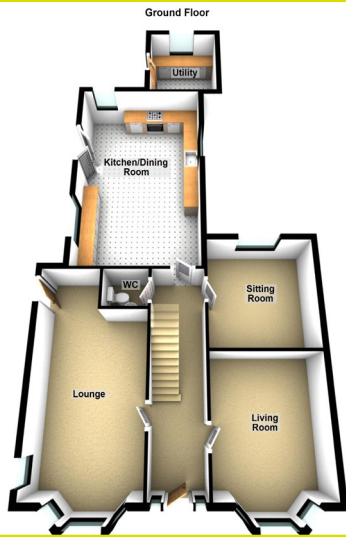
South West facing rear garden in lawn with decking and extensive brick paviour patio,



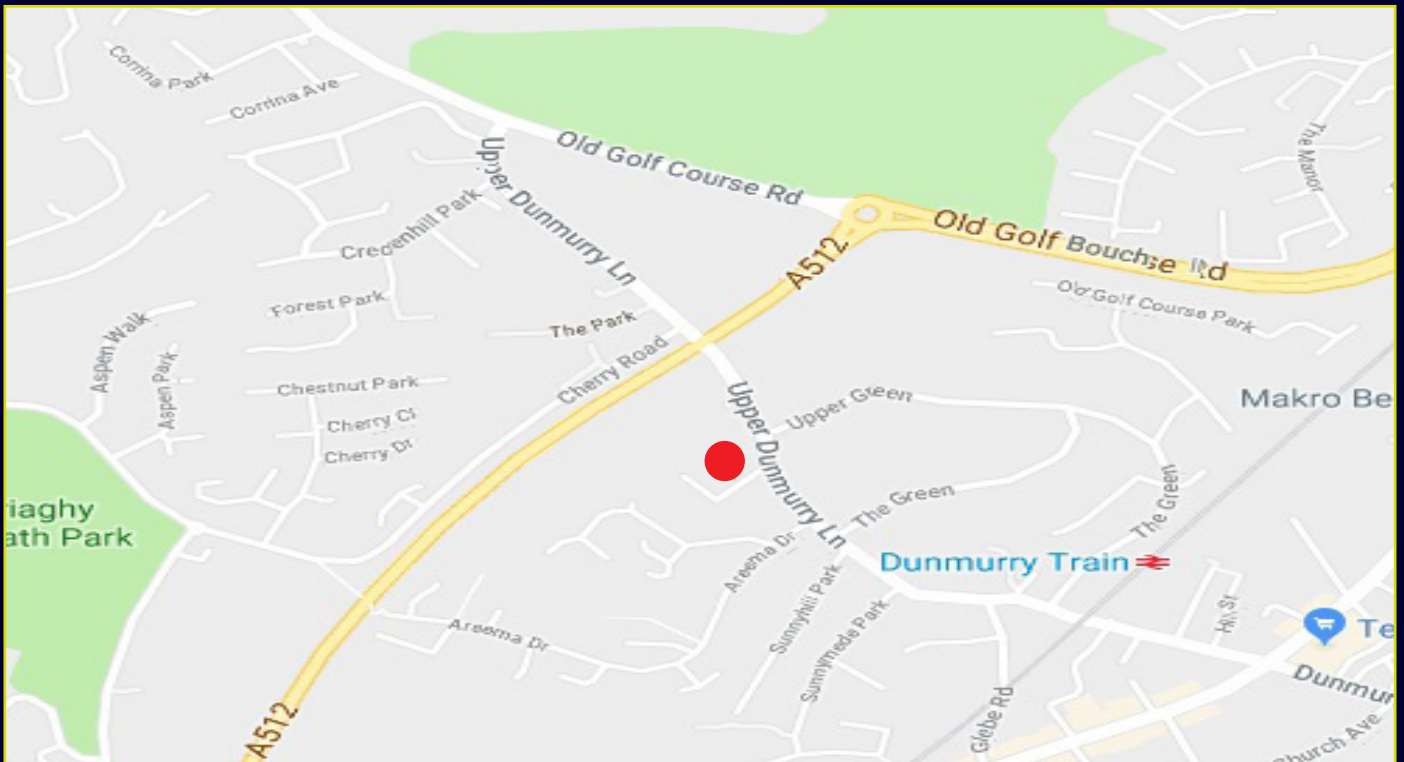




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



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C 69-80

D 55-68

E 39-54

F 21-38

G 1-20

Not energy efficient - higher running costs

22

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