



8 Edenvale Park
Upper Dunmurry Lane
Dunmurry
BT17 0EJ

Asking Price
£325,000

Dougan

RESIDENTIAL

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KEY FEATURES

- Stunning Detached Family Home Extending to C. 2,000 Sq FT
- Highly Desirable Development
- Quiet And Peaceful Cul-De-Sac
- Living Room With Vaulted Ceiling And Sliding Doors To Rear Garden
- Modern Fully Fitted Kitchen With Family Dining Area
- Four Bright And Spacious Bedrooms
- Well Appointed Family Bathroom
- Utility Room
- Large Rear Garden In Lawn With Patio
- Front Garden In Lawn And Side Sitting Area
- Attached Garage
- Additional Basement Storage
- Driveway Parking For Several Cars
- Oil Heating
- Double Glazed
- Exceptionally Spacious Adaptable Accommodation



SUMMARY

Stunning detached family home perfectly positioned with a quiet cul-de-sac off Upper Dunmurry Lane. The property benefits from ease of access to many local amenities, leading schools and main arterial routes linking Belfast and Lisburn.

The property has been maintained to an exceptional standard and boasts all the attributes of modern living. The upper ground level comprises of a bright and spacious kitchen with dining area, three bedrooms and a well appointed family bathroom. A beautifully crafted wooden staircase leads to the lower ground level and a living room with vaulted wooden ceilings, feature fireplace and doors leading to the rear garden and patio. The lower ground level further boasts a fourth double bedroom, utility room and access to an integral garage.

The property occupies a generous site and benefits from a large rear garden in lawn and patio , parking for numerous vehicles, a front garden in lawn and a beautiful sitting area accessed from the kitchen.

Early viewing is advised to appreciate this fine family home.



ACCOMMODATION:

Ground Floor:

ENTRANCE PORCH: Wooden front door, tiled floor

KITCHEN OPEN TO DINING: 29' 10" x 11' 0" (9.09m x 3.35m)

Excellent range of high and low level units, glazed display cabinet, feature under lighting, display shelving, formica work surfaces, integrated four ring halogen hob and oven with chrome extractor fan over, integrated fridge freezer, integrated dishwasher, tiled floor

BEDROOM (1): 15' 7" x 10' 9" (4.75m x 3.28m) Wood strip flooring

BEDROOM (2): 12' 3" x 10' 8" (3.73m x 3.25m) Wood strip flooring

BEDROOM (3): 10' 4" x 8' 7" (3.15m x 2.62m) Wood strip flooring, built in robes, sink with vanity unit

BATHROOM:

Panel bath with electric shower over, pedestal wash hand basin with chrome taps, hot press with linen closet, fully tiled walls, tiled floor





Lower Ground:

LIVING ROOM: 29' 6" x 19' 4" (8.99m x 5.89m)

Stunning wooden staircase, feature fireplace with exposed brick surround and railway sleeper mantle, vaulted wooden ceiling with exposed beams, solid wooden floor, sliding doors to rear garden and patio

BEDROOM (4): 27' 0" x 8' 6" (8.23m x 2.59m) Wood strip flooring

STUDY / OFFICE: 9' 8" x 8' 6" (2.95m x 2.59m)

Outside

INTEGRAL GARAGE: 18' 1" x 10' 1" (5.51m x 3.07m)

BASEMENT STORAGE: 11' 9" x 10' 9" (3.58m x 3.28m)

BASEMENT STORAGE: 8' 9" x 7' 6" (2.67m x 2.29m)

Stunning front garden in lawn. Sitting area in loose stone accessed from kitchen.

Large rear garden laid in lawn with patio.

Driveway to front, side and rear for several cars.





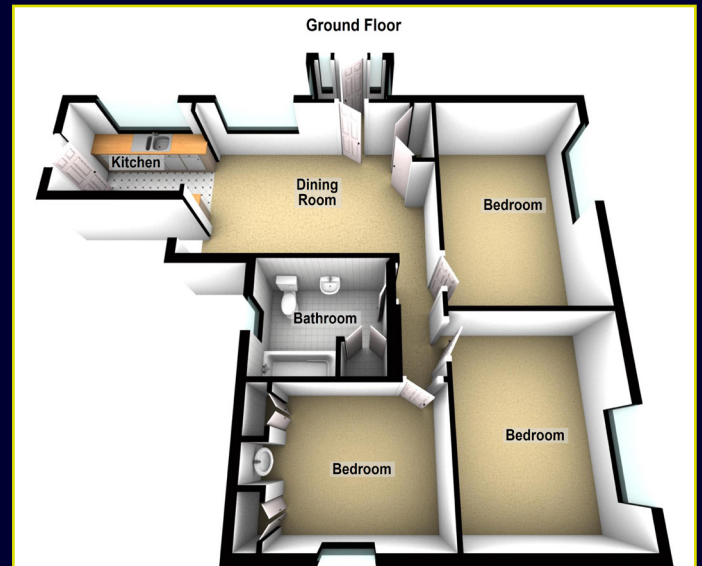
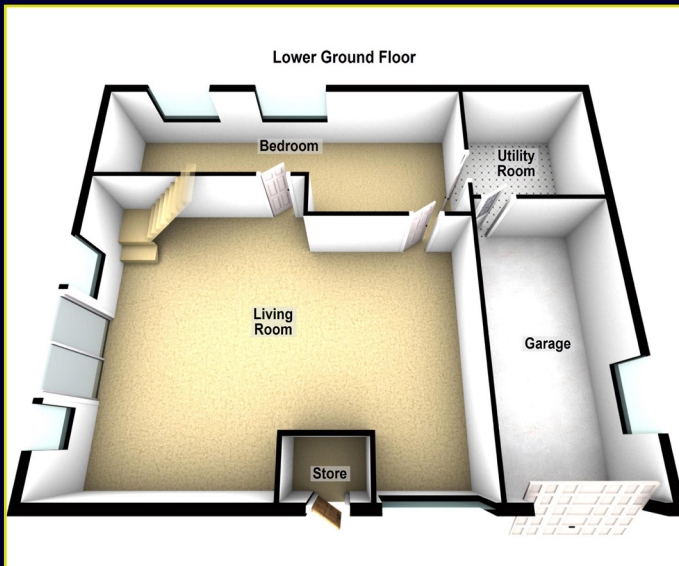




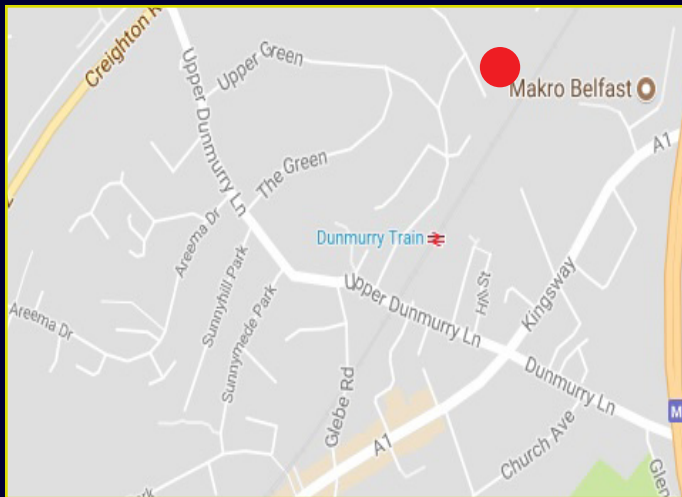




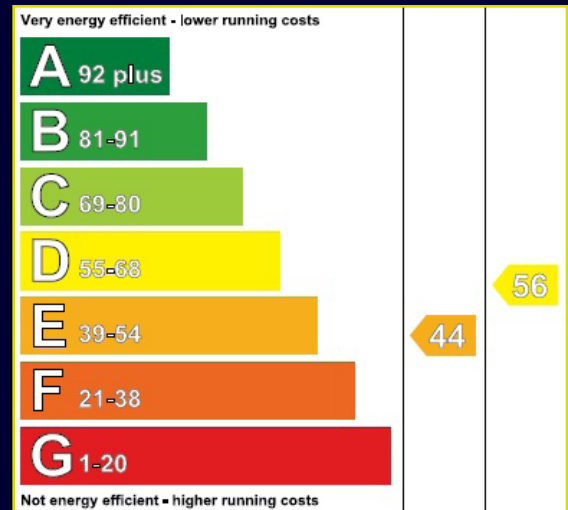
FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



EPC



LOCATION: Queensway, Dunmurry



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