

Dougan

RESIDENTIAL

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16 Willow Park
Dunmurry, BT17 9RF

Asking Price £149,950

KEY FEATURES

- Stunning Semi-Detached Family Home
- Located In The Recently Constructed Development Of Willow Park
- Excellent Location Close To Many Local Amenities. Dunmurry Village Within Walking Distance
- Belfast And Lisburn Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Living Room With Feature Electric Fire
- Bespoke Modern Fitted Kitchen With Dining Area
- Three Generous Bedrooms
- First Floor Family Bathroom
- Private And Enclosed Rear Garden
- Driveway Parking To The Front
- Downstairs W.C
- Gas Heating & Double Glazing
- Early Viewing Highly Recommended





SUMMARY

Stunning semi-detached family home located in the recently constructed development of Willow Park in Dunmurry. This quiet development benefits from ease of access to a range of local amenities, public transport services and main arterial routes serving Belfast, Lisburn and surround towns with easy access to the M1 motorway network and Belfast City Centre less than 7 miles away. Rail connections throughout Northern Ireland are available at Derriaghy Train Station just 0.7 miles from Willow Park. For those travelling further afield, Belfast International Airport (12miles) is only 20 minutes away.

The property has been finished to an excellent standard throughout with . The ground floor comprises a bright and spacious living room with feature electric fire. a stunning fully fitted kitchen with casual dining area and W.C cloakroom. On the first floor there are three good sized bedrooms and a separate family bathroom.

The property further benefits of driveway parking to the front, private and enclosed rear garden, gas heating and double glazing.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, tiled floor

LIVING ROOM: 16' 7" x 15' 9" (5.05m x 4.8m)

Feature wall mounted electric fire

KITCHEN WITH DINING AREA : 22' 1" x 8' 9" (6.73m x 2.67m)

Bespoke kitchen comprising of porcelain solid wood doors with Nordmende integrated dishwasher and Candy integrated washer/dryer. 20mm Silestone work tops with upstands, splash back and window cill with curved breakfast bar.

The kitchen further benefits from Sensio LED lights on kickboards and under the wall units, Blanco sink unit with chrome mixer tap, integrated Nordmende double oven, integrated Neff halogen hob with extractor fan over, integrated washing machine, space for fridge freezer and designer wall tiling,

DOWNSTAIRS W.C:

Low flush w.c, wash hand basin with chrome taps, tiled splash back, tiled floor

First Floor

First Floor

LANDING: Linen closet, roof space access

BEDROOM (1): 12' 2" x 8' 6" (3.71m x 2.59m)

Built in double mirror robes

BEDROOM (2): 11' 8" x 8' 6" (3.56m x 2.59m)

BEDROOM (3): 7' 9" x 7' 1" (2.36m x 2.16m)

Mirrored robes

BATHROOM:

Wash hand basin with chrome taps and tiled splash back, panel bath, low flush w.c, tiled floor, partly tiled walls.

Outside

Driveway to front.

Private and enclosed rear garden laid in lawn with timber fencing.

Front garden laid in lawn.







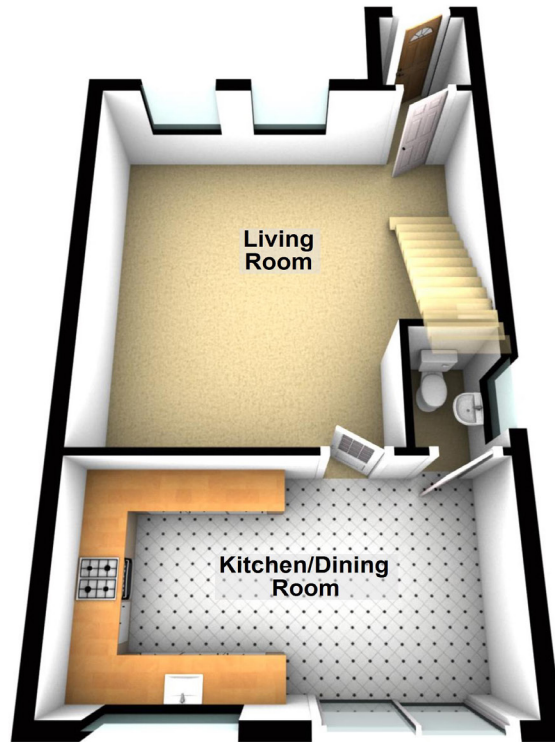








Ground Floor

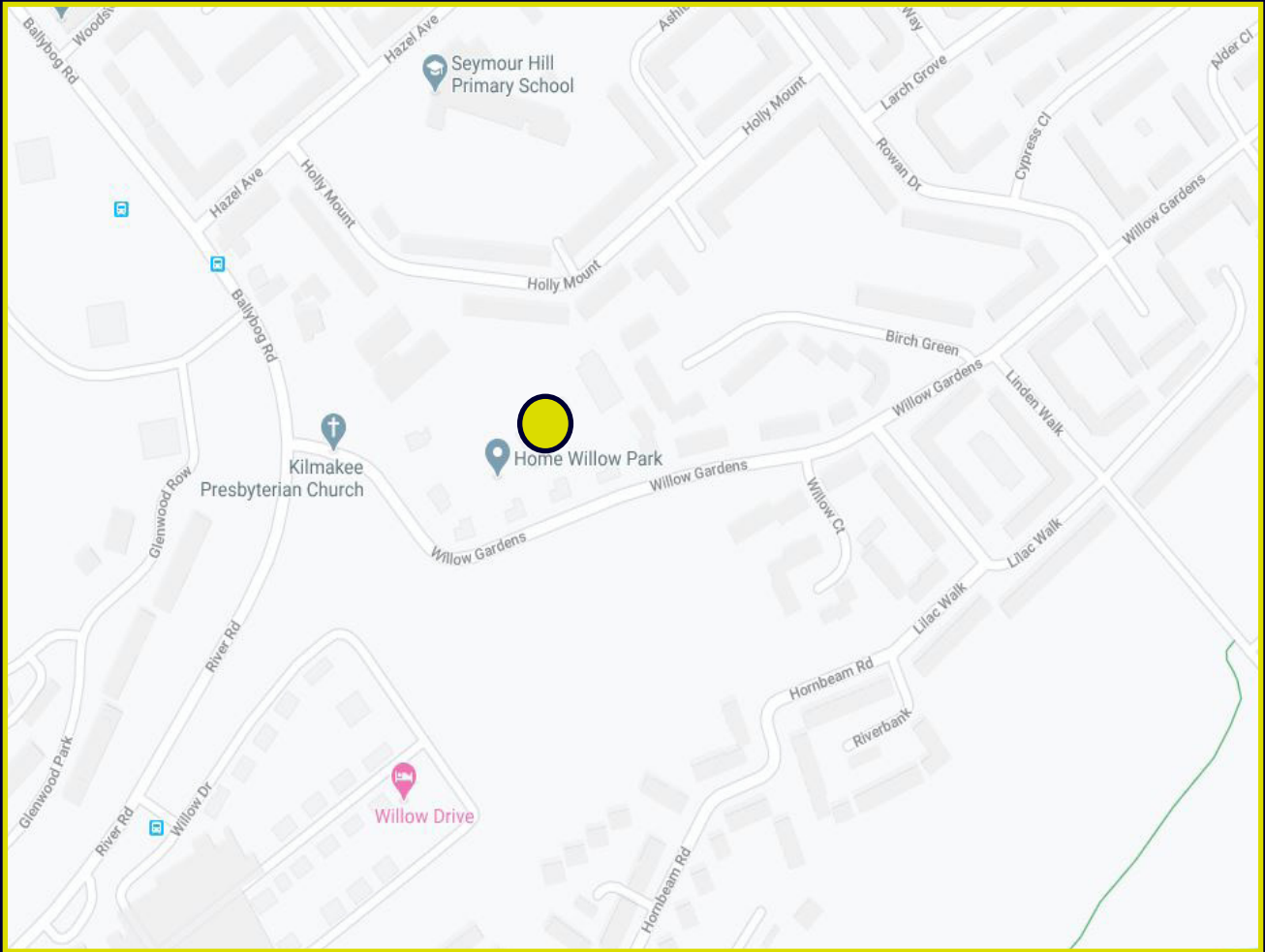


16 Willow Park, Dunmurry

First Floor



LOCATION MAP



DIRECTIONS : Travelling along A1 Kingsway from Dunmurry Village towards Derrighy turn into Ballybog Road take second left into Willow Gardens. Willow Park is located on the left hand side.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91	83	83
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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