

# Dougan

RESIDENTIAL

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## 59 The Rose Garden

Dunmurry, BT17 9GZ

**Asking Price** £229,950

## KEY FEATURES

- Stunning Townhouse In The Ever Popular Rose Garden Development
- Convenient To Belfast And Lisburn
- Ease Of Access To Main Arterial Route And Public Transport Services
- Modern Kitchen Open To An Excellent Living / Dining Area
- First Floor Living Room With Balcony
- Four Bedrooms ( Two With Ensuite Shower Rooms)
- First Floor Family Bathroom
- Downstairs W.C
- Rear Garden Recently Laid In Artificial Grass And Raised Decking
- Driveway Parking
- Integral Garage / Store
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised To Appreciate This Fine Home



## SUMMARY

Stunning four bedroom townhouse located in a well established and popular development on the outskirts of Dunmurry. The property offers ease of access to many local amenities and Belfast city centre and Lisburn by bus, car or rail.

The property has been maintained to an excellent standard by the present owners and provides modern adaptable living accommodation. The ground floor comprises of a w.c cloakroom, access to the integral garage and modern kitchen open to a spacious family living / dining area with doors leading to the rear garden.

A living room with balcony, a family bathroom and a bedroom with ensuite shower room are to the first floor. The master bedroom complete with walk in dressing room and ensuite along with a further two bedrooms are to the second floor.

The property further benefits from driveway parking to the front and a private and enclosed rear garden laid in artificial grass with raised decking, ideal for entertaining.

Early viewing is advised to appreciate this fine home.



**ACCOMMODATION:**

**Ground Floor ENTRANCE HALL:**

Pvc front door, tiled floor

**W.C CLOAKROOM:**

Pedestal wash hand basin with chrome taps and tiled splash back, low flush w.c, tiled floor

**KITCHEN OPEN TO LIVING / DINING AREA:  
23' 4" x 18' 6" (7.11m x 5.64m)**

Excellent range of high and low level units with wood effect work surfaces, integrated oven and four ring gas hob with chrome extractor fan with glass canopy over, integrated fridge freezer, integrated dishwasher partly tiled walls, tiled floor, spot lighting

**First Floor**

**LANDING:**

**LIVING ROOM:**

**18' 7" x 16' 3" (5.66m x 4.95m)**

Fireplace recess, wooden floor, balcony access

**BEDROOM (2):**

**16' 3" x 11' 1" (4.95m x 3.38m)**

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor

**BATHROOM:** Panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, partly tiled walls

**Second Floor**

**LANDING:**

Linen closet

**MASTER BEDROOM: 16' 3" x 11' 1" (4.95m x 3.38m)**

**DRESSING ROOM: 7' 2" x 6' 4" (2.18m x 1.93m)**

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor

**BEDROOM (3): 11' 7" x 8' 7" (3.53m x 2.62m)**

**BEDROOM (4): 9' 5" x 7' 7" (2.87m x 2.31m)**

**Outside**

**INTEGRAL GARAGE / STORE: 11' 8" x 8' 9" (3.56m x 2.67m)**

Plumbed for washing machine, light and power

Driveway parking for two cars.

Private and enclosed rear garden laid in artificial grass with raised decking and timber fencing.



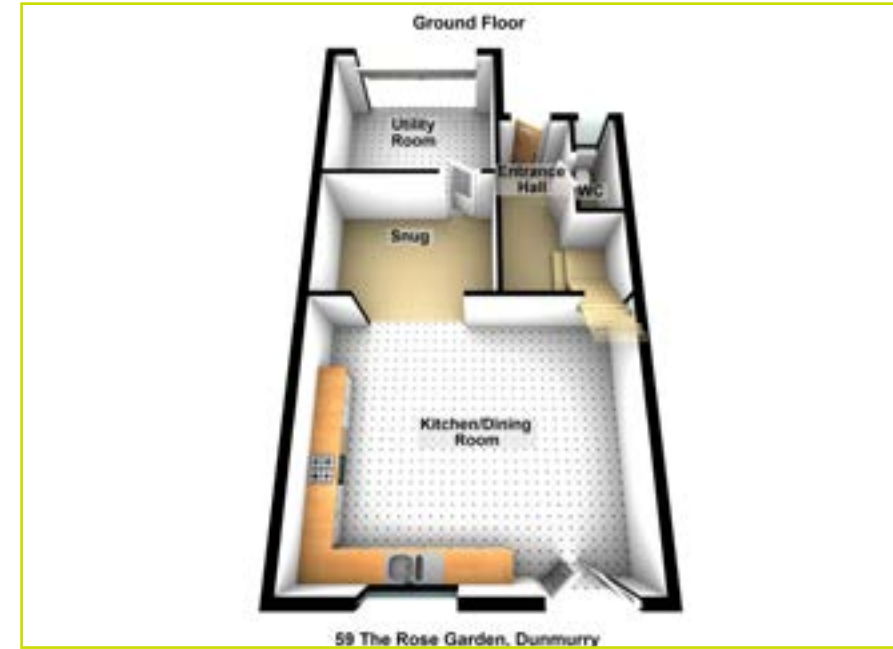
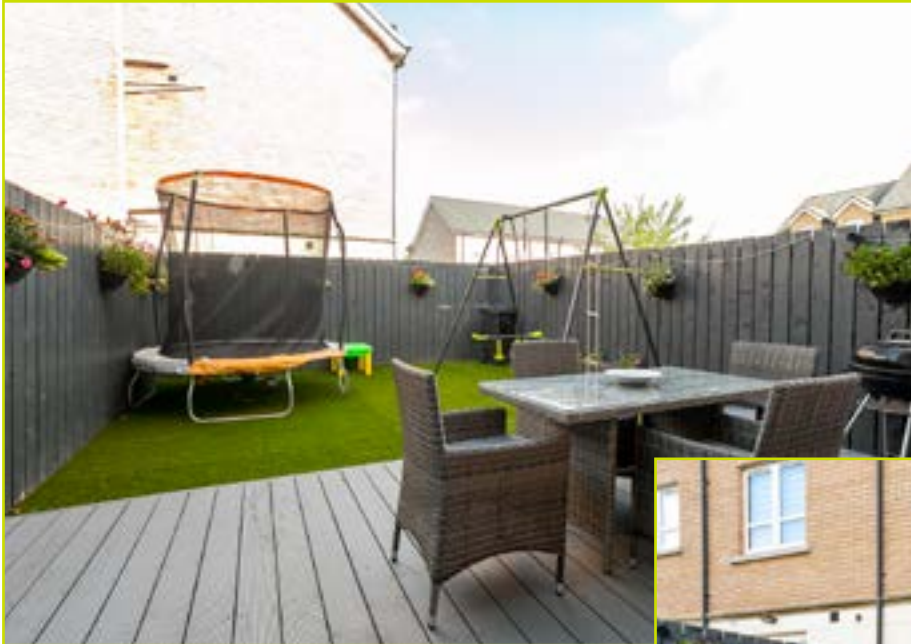




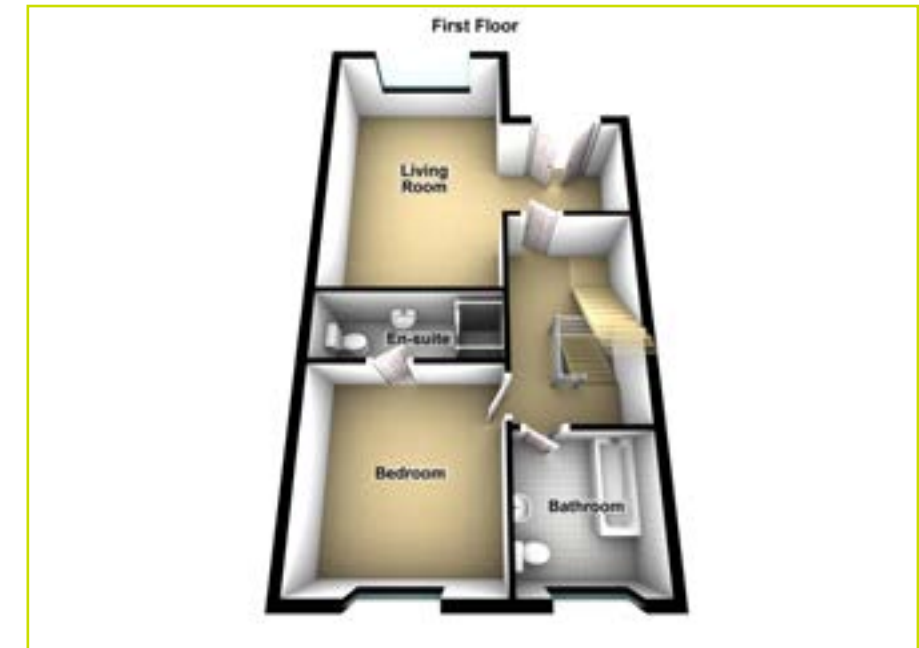




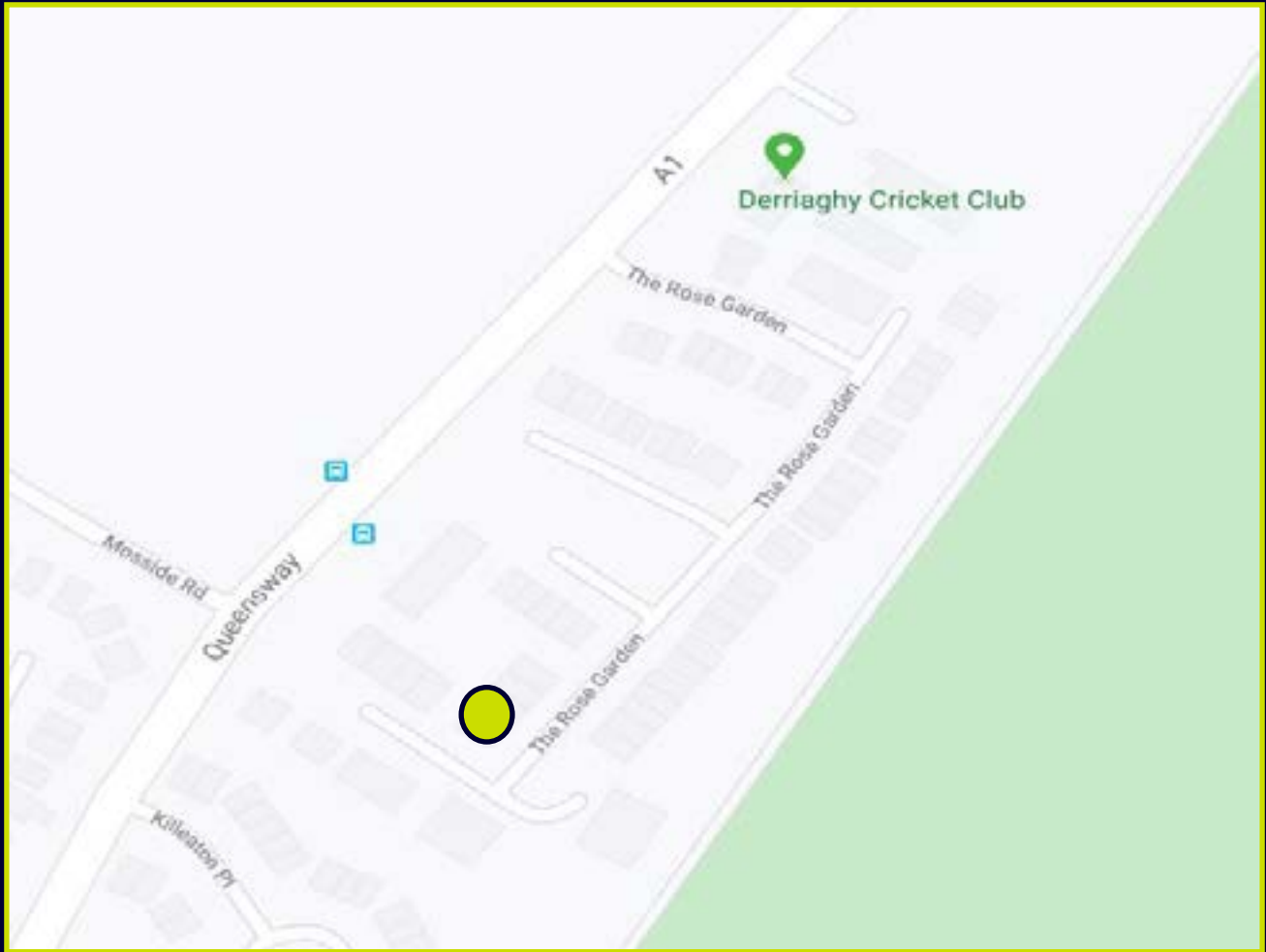




**FLOOR PLANS**  
(NOT TO SCALE)



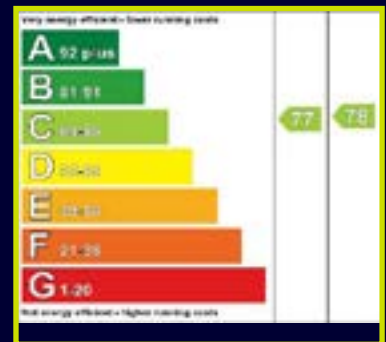
## LOCATION MAP



**DIRECTIONS :** Travelling along Queensway towards Lisburn, The Rose Garden Development is just past Derriaghy Cricket Club on the right hand side



## EPC



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