

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)



**34 Areema Drive**  
Dunmurry, BT17 0QG

**Asking Price £149,950**

## KEY FEATURES

- Exceptional Mid Terrace In A Popular And Convenient Location
- Dunmurry Within Walking Distance
- Belfast And Lisburn Easily Accessible By Bus, Car Or Rail
- Living Room With Wood Burning Stove
- Kitchen With A Range Of Integrated Appliances Open To Dining Area
- Three Generous Bedrooms
- Luxury First Floor Bathroom
- Front Garden Laid In Lawn
- Low Maintenance Rear Garden
- Driveway Parking To Rear
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised





## SUMMARY

Stunning mid terrace located within walking distance of Dunmurry village and its array of amenities. Belfast city centre and Lsiburn are easily accessible by bus, car or rail.

The owners have maintained their home to an excellent standard. The accommodation briefly comprises of a bright and spacious living room with wood burning stove and a modern kitchen with an excellent dining area on the ground floor. Three bedrooms and a bathroom in luxury white suite are to the first floor.

Externally the property benefits from a well maintained front garden laid in lawn and a low maintenance rear garden with off road parking.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

Ground Floor

### ENTRANCE HALL:

Composite front door, tiled floor, under stair storage.

### LIVING ROOM: 14' 2" x 12' 9" (4.32m x 3.89m)

Wood burning stove with granite hearth, wood strip flooring.

### KITCHEN WITH DINING AREA : 21' 3" x 10' 3" (6.48m x 3.12m)

Excellent range of high and low level units with chrome handles, glazed display cabinet, wine cooler, Chinese slate effect work surfaces, stainless steel sink unit, integrated oven, microwave and four ring halogan hob with extractor over, integrated fridge freezer and dishwasher, tiled floor, spot lighting.

## First Floor

### LANDING:

Linen closet, roof space access

### BEDROOM (1): 14' 3" x 9' 8" (4.34m x 2.95m)

Laminate wooden floor, built in storage

### BEDROOM (2): 10' 9" x 10' 1" (3.28m x 3.07m)

### BEDROOM (3): 10' 11" x 9' 3" (3.33m x 2.82m)

Built in double mirror robes, spot lighting

### BATHROOM:

Panel bath with electric shower over and chrome taps, wall hung wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, fully tiled walls, tiled floor, hotpress

### Outside

Well maintained front garden laid in lawn with mature hedges.

Low maintenance rear garden and off street parking. Boiler house with storage. Timber fencing.













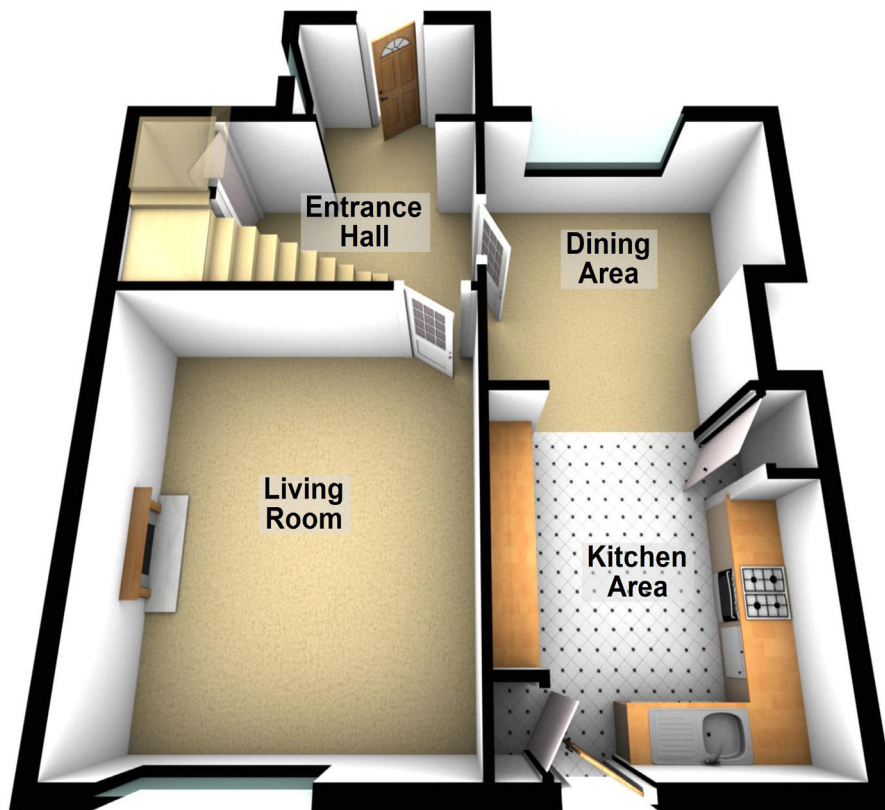




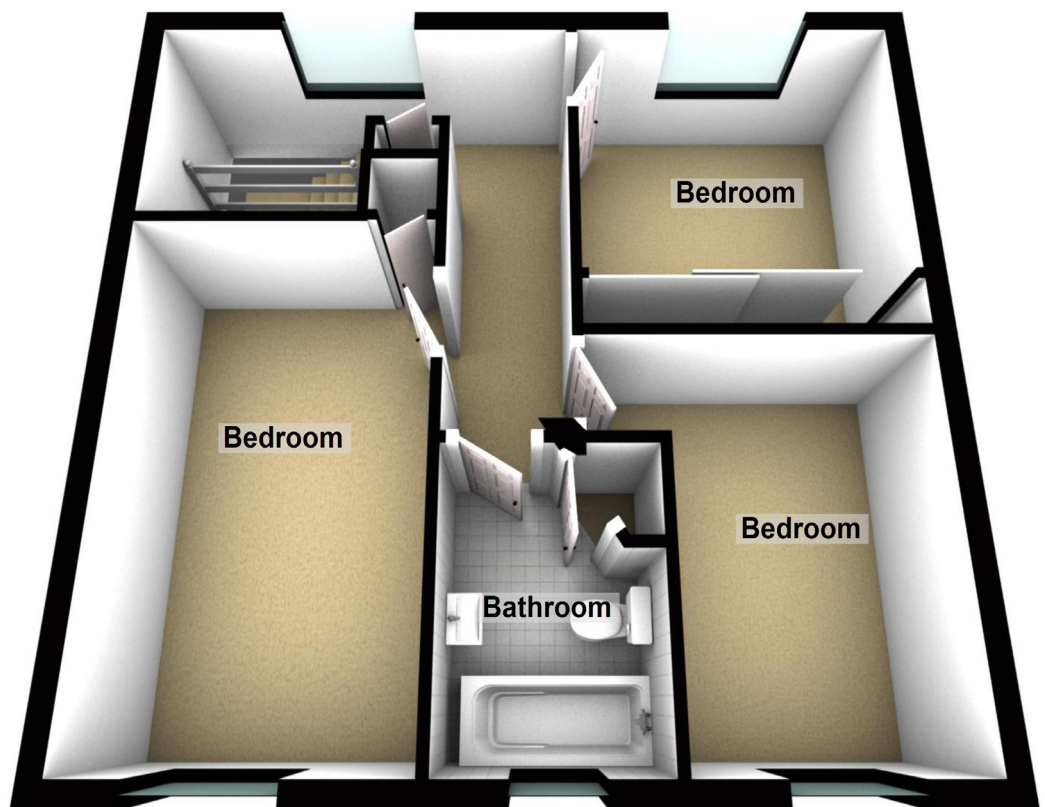
# FLOOR PLANS

(NOT TO SCALE)

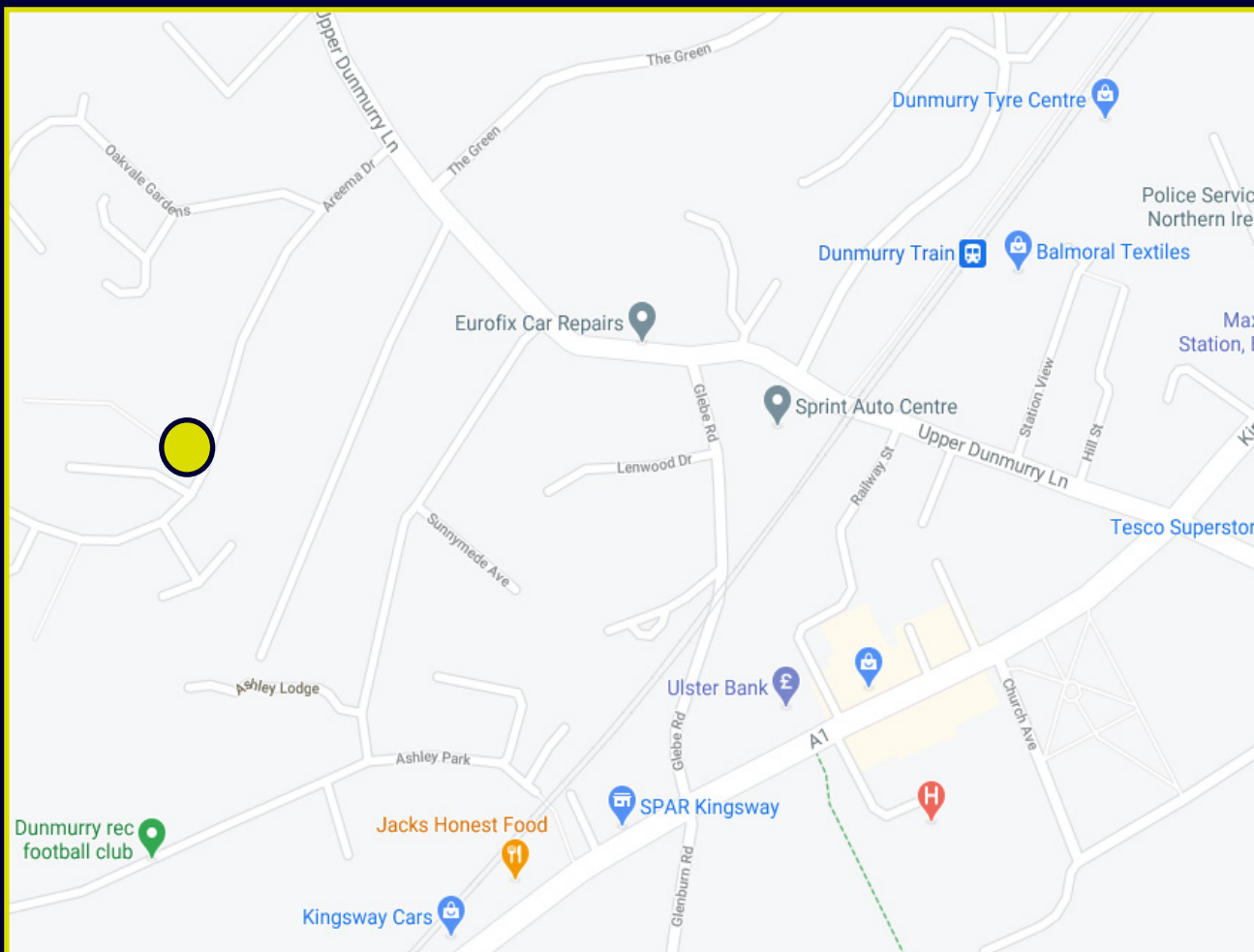
Ground Floor



First Floor



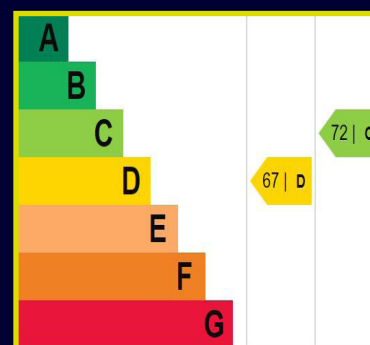
## LOCATION MAP



**DIRECTIONS :** Travelling on Upper Dunmurry Lane away from Dunmurry turn left into Areema Drive and the property is on your left handside.



## EPC



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