

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)

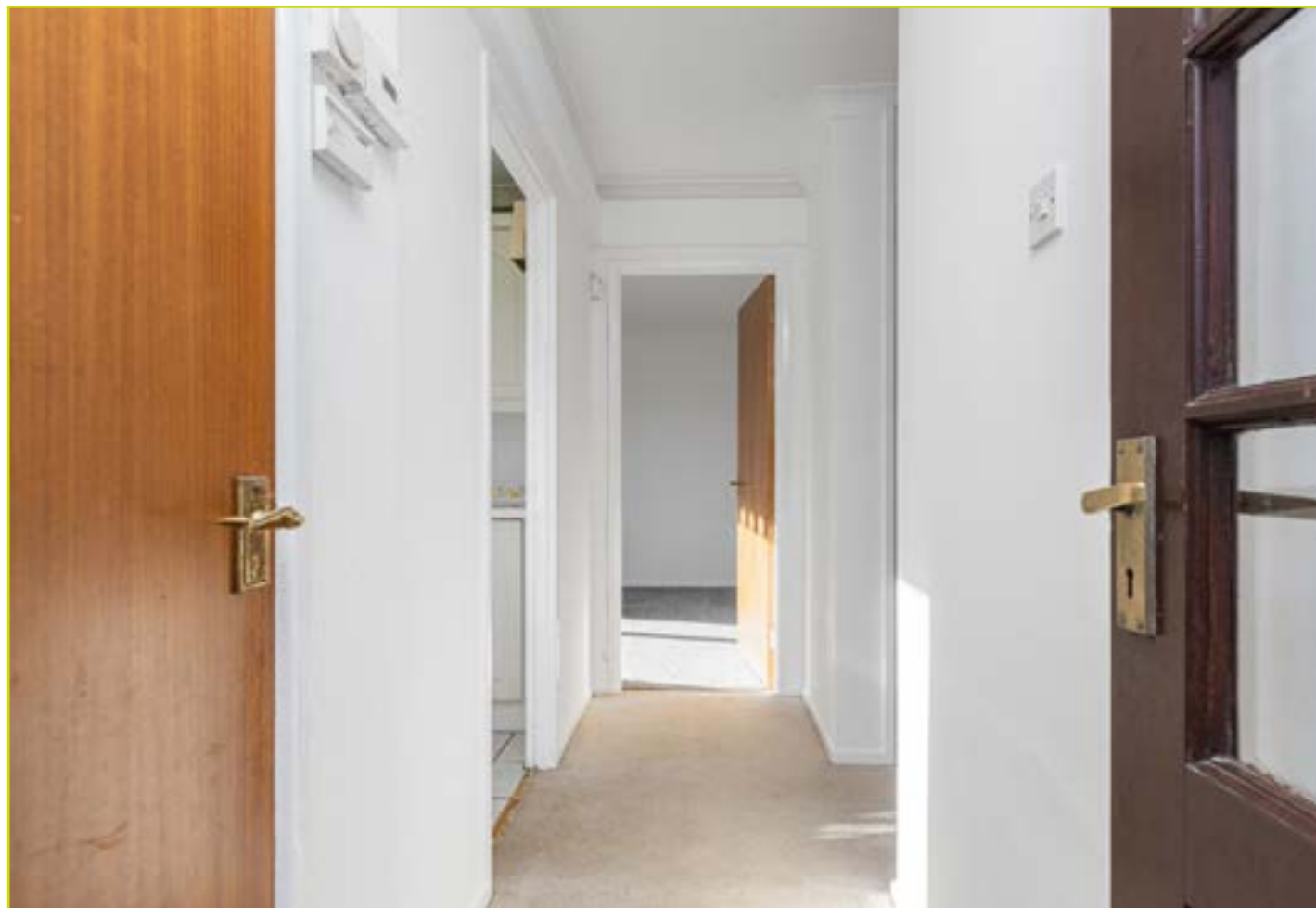


**21 Royal Mews**  
Dunmurry, BT17 9NJ

**Asking Price £124,950**

## KEY FEATURES

- Ground Floor Apartment Located In The Heart Of Dunmurry Village
- Local Shops Within Easy Walking Distance
- Main Arterial Routes And Public Transport Services Close At Hand
- Own Front Door Access
- Bright And Spacious Living Room
- Fitted Kitchen
- Two Generous Bedrooms
- Well Appointed Shower Room
- Excellent Storage Throughout
- Gas Fired Central Heating
- Double Glazed Windows
- Communal Parking / Well Maintained Communal Gardens
- Low Annual Service Charge
- Early Viewing Advised



## SUMMARY

Well presented ground floor apartment located in an established and popular development in Dunmurry. The property is within walking distance of many local shops and amenities and Belfast and Lisburn are easily accessible by bus, car or rail.

The accommodation briefly comprises of a bright and spacious living room, kitchen, two generous bedrooms, a well appointed shower room and excellent storage throughout.

The apartment further benefits from gas fired central heating, double glazed windows, communal parking and very well maintained communal gardens.

Early viewing is advised.



## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: Glazed front door, cloakroom, linen closet, cornicing

LIVING ROOM: 13' 9" x 10' 5" (4.19m x 3.18m) Cornicing

KITCHEN: 8' 3" x 7' 7" (2.51m x 2.31m) Range of high and low level units, glazed display cabinet, formica work surfaces, stainless steel sink unit, plumbed for washing machine, space for under counter fridge freezer, integrated oven and four ring halogen hob, tiled floor, partly tiled walls

### BEDROOM (1): 11' 8" x 10' 7" (3.56m x 3.23m)

Build in robes x 2, cornicing

### BEDROOM (2): 10' 4" x 7' 4" (3.15m x 2.24m)

Cornicing

### SHOWER ROOM:

Shower cubicle with electric shower, wash hand basin with chrome taps, low flush w.c, cornicing

### Outside

Communal parking.

Communal gardens

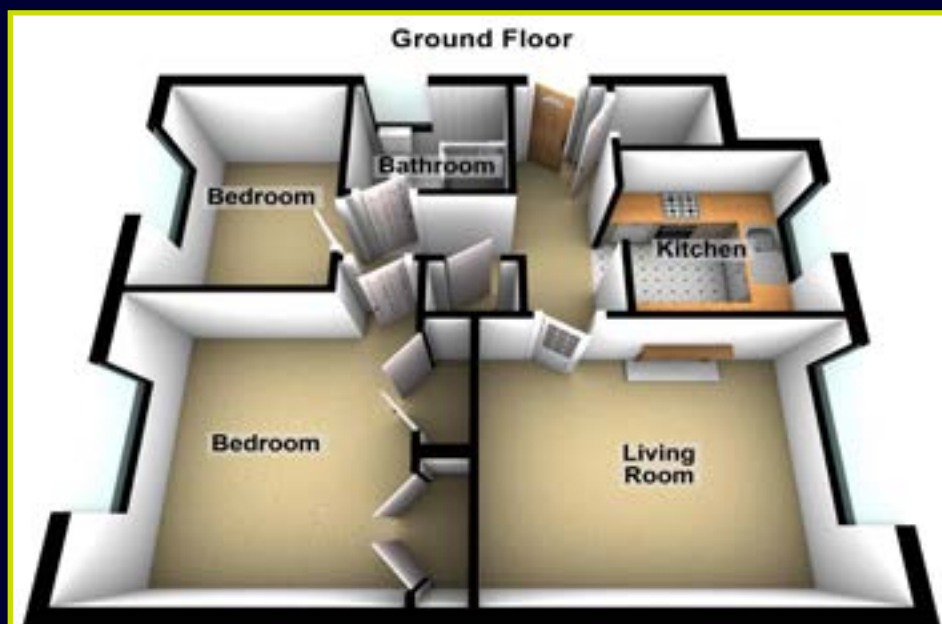




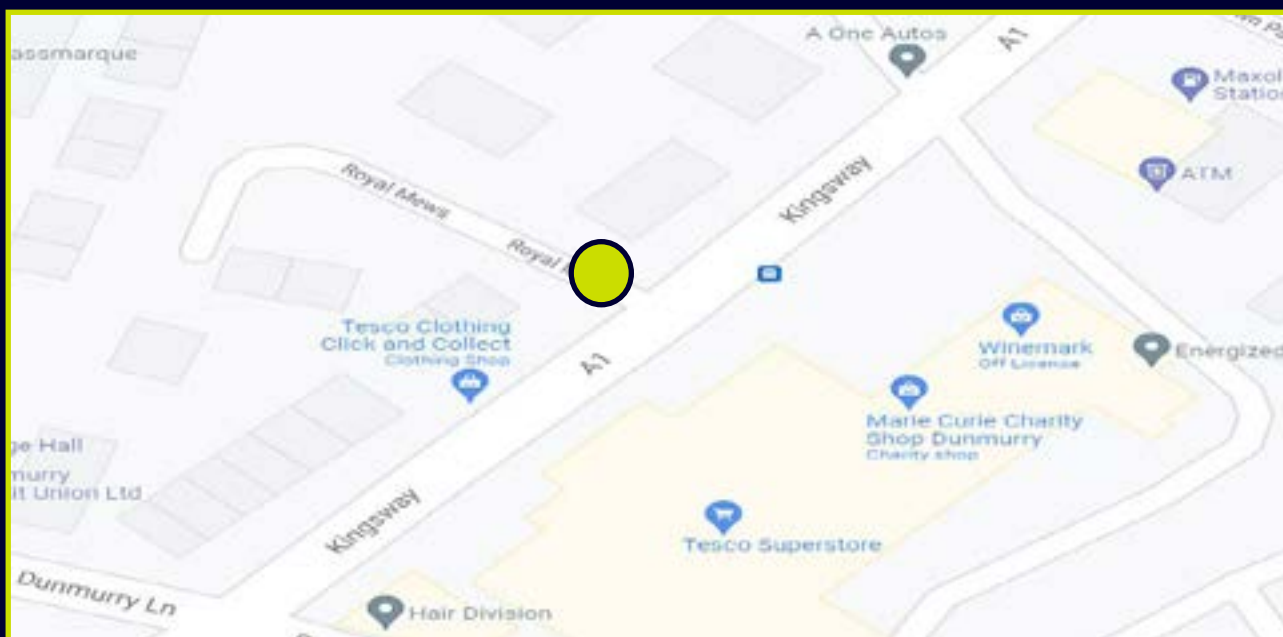




## FLOOR PLAN (NOT TO SCALE)



## LOCATION MAP



## EPC



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