

Telephone 028 9030 8855 douganproperty.com

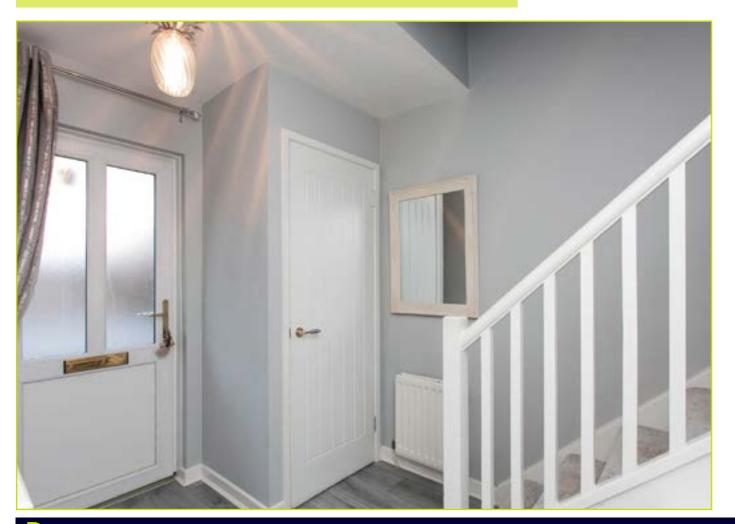


4 Oakvale Court Dunmurry, BT17 0PR

Asking Price £149,950

KEY FEATURES

- Well Presented Semi-Detached Villa
- Quiet Cul-De-Sac Location
- Close To Many Shops And Local Amenities
- Belfast And Lisburn Easily Accessible
- Living Room With Wood Burning Stove
- Modern Kitchen With Dining Area
- Two Generous Bedrooms
- Luxury First Floor Bathroom
- Excellent Storage Throughout
- Private And Enclosed Rear Garden
- Driveway Parking For Several Cars
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised





SUMMARY

Very well presented semi-detached house located in a quiet cul-de-sac off Areema Drive, Upper Dunmurry Lane. Many local shops, amenities, public transport links and main arterial routes are close at hand. The property has undergone some refurbishment in recent years and has been very well maintained by the present

The property has undergone some refurbishment in recent years and has been very well maintained by the present owners. The accommodation briefly comprises of a bright and spacious living room with wood burning stove and a modern kitchen with dining area on the ground floor. Two generous bedrooms and a luxury bathroom are to the first floor.

The property further benefits from a private and enclosed rear garden and driveway parking for several cars.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, wood strip flooring, cloakroom, storage

LIVING ROOM: 12' 2" x 9' 9" (3.71m x 2.97m) Wood strip flooring, wood burning stove with tiled hearth

KITCHEN AND DINING AREA: 17' 2" x 7' 9" (5.23m

x 2.36m) Excellent range of high and low level units, chrome handles, pull out larder, wine rack, marble effect work surfaces with matching upstands, stainless steel sink unit, integrated oven and hob with chrome extractor fan, integrated fridge freezer, integrated dishwasher, plumbed for washing machine,

REAR HALLWAY: Storage

First Floor:

LANDING: Roof space access

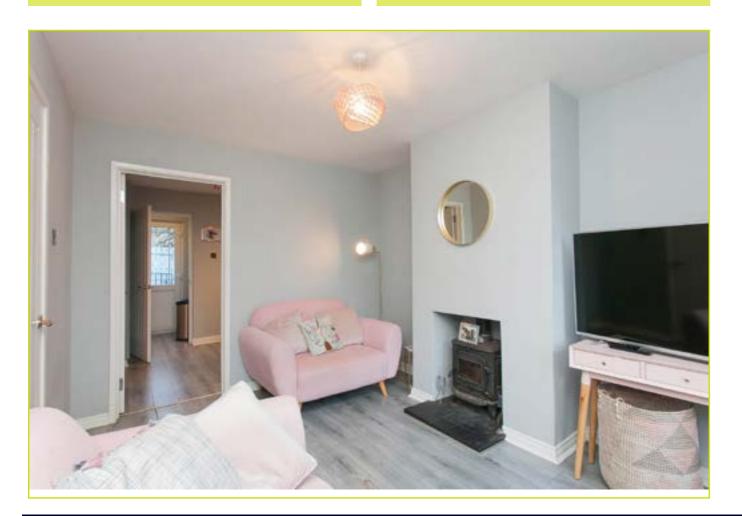
BEDROOM (1): 14' 1" x 9' 8" (4.29m x 2.95m) Double robe and single robe (Measurement at widest points)

BEDROOM (2): 9' 3" x 9' 2" (2.82m x 2.79m) Built in robe (Measurement at widest points)

BATHROOM: Panel bath with electric shower over, low flush w.c, wash hand basin with chrome taps, heated chrome towel radiator, tongue and groove ceiling,

Outside

Brick paviour driveway with parking for several cars. Private enclosed rear garden laid in lawn with timber fence





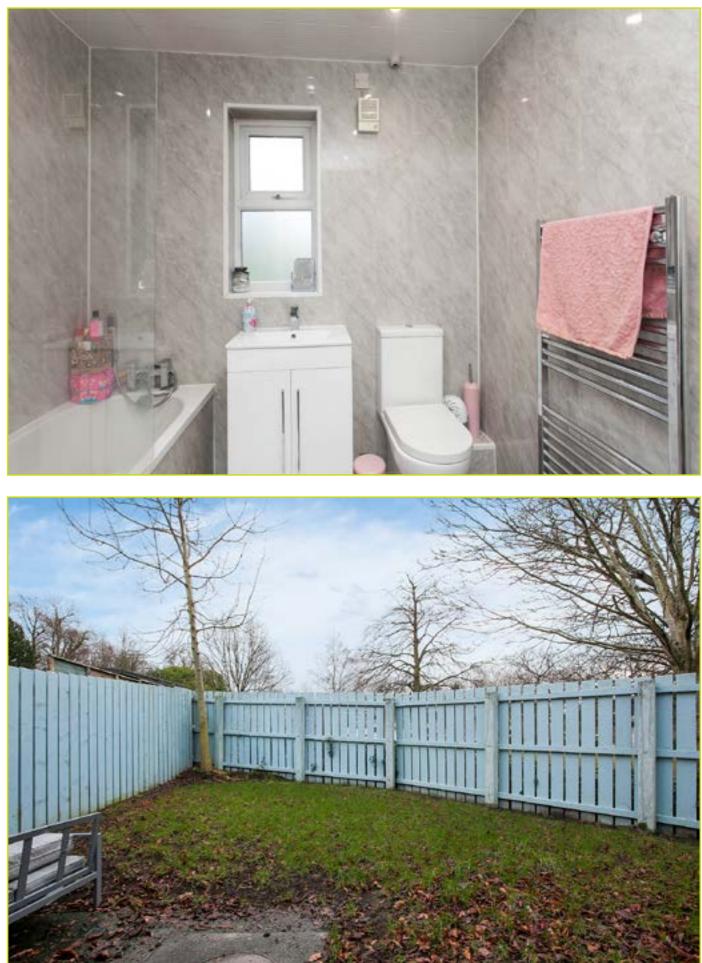


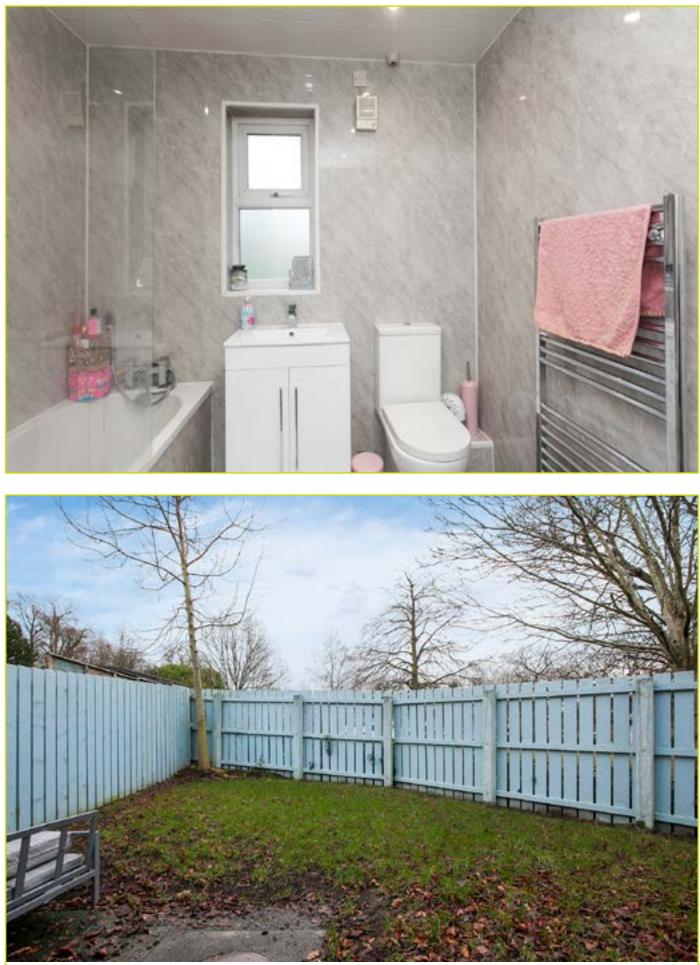


Telephone 028 9030 8855 www.douganproperty.com









Dougan RESIDENTIAL

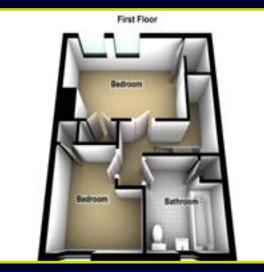
Telephone 028 9030 8855 www.douganproperty.com

LOCATION MAP



FLOOR PLANS (NOT TO SCALE)

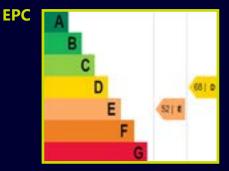








6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG Telephone 028 9030 8855 Email info@douganproperty.com Web www. douganproperty.com





Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive ofVAT, intending purchasers or lesses must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.