

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



27 Queensway Park
Dunmurry, BT17 9HP

Offers Over £315,000

KEY FEATURES

- Deceptively Spacious Detached Family Home
- Excellent Location Close To Belfast And Lisburn
- Many Local Amenities Close At Hand
- Convenient Access to M1 Motorway And Within Walking Distance to Derrigahy & Lambeg Railway Stations
- Bright And Spacious Living Room
- Rear Dining Room
- Modern Kitchen Within Dining Area
- Four Generous Bedrooms (Master With Ensuite)
- Luxury Family Bathroom
- Downstairs W.C
- Large Rear Garden With Patio
- Driveway Leading To An Attached Garage
- Gas Heating / Double Glazing
- No Onward Chain
- Early Viewing Advised



SUMMARY

Deceptively spacious link detached family home located in a well established residential development off Queensway, Dunmurry. The property is close to many local amenities and parks and offers ease of access to Belfast and Lisburn by bus, car or rail.

This fine family home has been very well maintained by the present owners and the accommodation briefly comprises of a bright and spacious living room, dining room, modern kitchen with dining area area and w.c on the ground floor. Four generous bedrooms (master with ensuite) and a luxury family bathroom with a separate shower cubicle are to the first floor.

The property further benefits from an enclosed rear garden laid in lawn with patio, a side garden in lawn and a brick paviour driveway leading to an attached garage.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Solid wood front door, wood strip flooring

LIVING ROOM: 16' 9" x 12' 4" (5.11m x 3.76m)

Wood strip flooring, feature fireplace with tiled hearth and wooden mantle

DINING ROOM: 10' 1" x 8' 3" (3.07m x 2.51m)

Wood strip flooring. Patio doors to garden.

KITCHEN WITH DINING AREA : 17' 5" x 12' 8" (5.31m x 3.86m)

Excellent range of high and low level units with marble effect work surfaces and chrome handles, integrated five ring gas hob and oven with extractor over, integrated fridge freezer, integrated dishwasher, integrated microwave, tiled floor, spot lighting.

W.C:

Low flush w.c, wash hand basin with chrome taps, tiled floor, partly tiled walls, tiled floor.

First Floor

LANDING: Linen closet, roof space access

BEDROOM (1): 15' 0" x 11' 6" (4.57m x 3.51m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle, low flush w.c, wash hand basin with chrome taps and tiled splash back, heated chrome towel radiator.

BEDROOM (2): 11' 4" x 8' 9" (3.45m x 2.67m)

BEDROOM (3): 8' 3" x 7' 8" (2.51m x 2.34m)

BEDROOM (4): 11' 2" x 7' 8" (3.4m x 2.34m)

Measurements at widest points

BATHROOM:

Fully tiled shower cubicle, panel bath with chrome taps, low flush w.c, heated chrome towel radiator, tiled floor, fully tiled walls, spot lighting

Outside

ATTACHED GARAGE 21' 3" x 9' 9" (6.48m x 2.97m)

Electric roller door, utility area: plumbed for washing machine, space for tumble dryer, cupboards and work surface.

Large private and enclosed rear garden laid in lawn with timber fence and patio.

Brick paviour driveway to front.

Side garden laid in lawn.





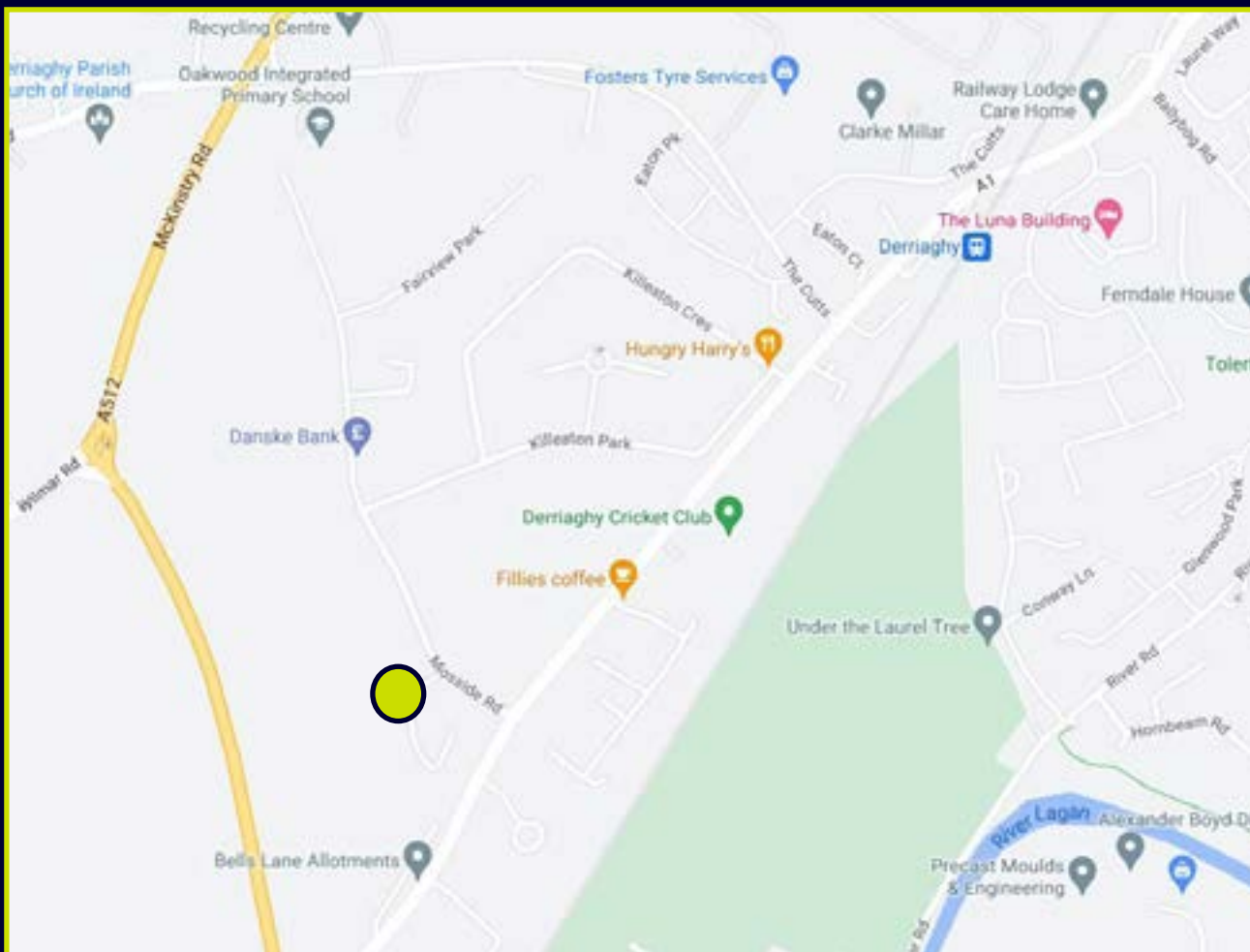




FLOOR PLANS
(NOT TO SCALE)



LOCATION MAP



EPC



Dougan
RESIDENTIAL

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 of VAT, intending purchasers or lessees 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.