

# Dougan

RESIDENTIAL

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



**Apt 14, Yew Tree Mews,**  
Dunmurry, Belfast, BT17 9FU

**Asking Price £175,000**



## KEY FEATURES

- Stunning Recently Constructed Penthouse Apartment With Balcony
- Spacious Open Plan Living/Kitchen/Dining Room
- Two Generous Sized Bedrooms With Built In Storage  
  
(Master With Ensuite)
- Luxury Bathroom In White Suite
- Gas Fired Central Heating
- Allocated Off Street Car Parking
- Early Viewing Advised To Appreciate This Fine Apartment





## SUMMARY

Situated in the convenient area of Dunmurry, the unique development strikes the perfect balance between accessibility to amenities whilst providing its residents the opportunity to get back to nature. Why not enjoy a peaceful round of golf on the lush fairways of Dunmurry Golf Club, Colin Park Leisure Golf Course, Balmoral Golf Club & Malone Golf Club, or enjoy a fun-filled family day out at Sir Thomas and Lady Dixon Park? Whatever the activity, this area is sure to appeal to every member of the family.

For those who undergo the daily commute, this stunning apartment is ideally positioned nearby a number of public transport services and benefits from excellent road links to Lisburn, Belfast and beyond.

Internally the apartment comprises of an open plan living/kitchen/dining with a stunning fully fitted modern kitchen, balcony, 2 double bedrooms (master with ensuite) and bathroom in white suite. This apartment further benefits from gas fired central heating, uPVC double glazed windows and an allocated car parking space.

Early viewing highly recommended.

## ACCOMMODATION:

### Second Floor

**LIVING/DINING: 16' 6" x 13' 8" (5.03m x 4.17m)**

**KITCHEN: 9' 7" x 8' 2" (2.92m x 2.49m)**

Impressive high and low level units, handleless kitchen door with choice of colours, worktop with upstands and splashback behind hob. Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer.

**BEDROOM (1): 11' 11" x 9' 6" (3.63m x 2.9m)**

**ENSUITE SHOWER ROOM: 10' 1" x 3' 7" (3.07m x 1.09m)**

**BEDROOM (2): 11' 0" x 8' 2" (3.35m x 2.49m)**

**BEDROOM (2): 11' 0" x 8' 2" (3.35m x 2.49m)**

**BATHROOM: 9' 10" x 7' 10" (3m x 2.39m)**

Contemporary white sanitary ware with chrome fittings, low flush WC, heated towel rail, thermostatically controlled shower over bath with screen door, ceramic tiled floor, tiling to shower enclosure and around bath area.

### Outside

Allocated parking space & communal garden areas.











## **Kitchens**

Impressive high and low level units, handleless kitchen door with Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer.

## **Bathroom, Ensuite and WC**

Contemporary white sanitary ware with chrome fittings

Heated towel rail to bathroom and ensuite

Thermostatically controlled shower over bath with screen door

Showers in ensuite to be thermostatically controlled on slimline trays

## **Floor Covering & Tiling**

Ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite

Tiling to shower enclosure and around bath area

Carpets to living area and bedrooms

## **External Features**

uPVC double glazed windows

Communal and amenity areas are maintained by a management company

## **Internal Features**

Entrance door with 5 point locking system

Insulated to new building standards, these homes should see up to a 40% saving on `energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)

Gas fired central heating

Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to living area)

Recessed down-lights to kitchen, ensuite and bathroom

Mains smoke and carbon monoxide detectors

Wired for alarm system

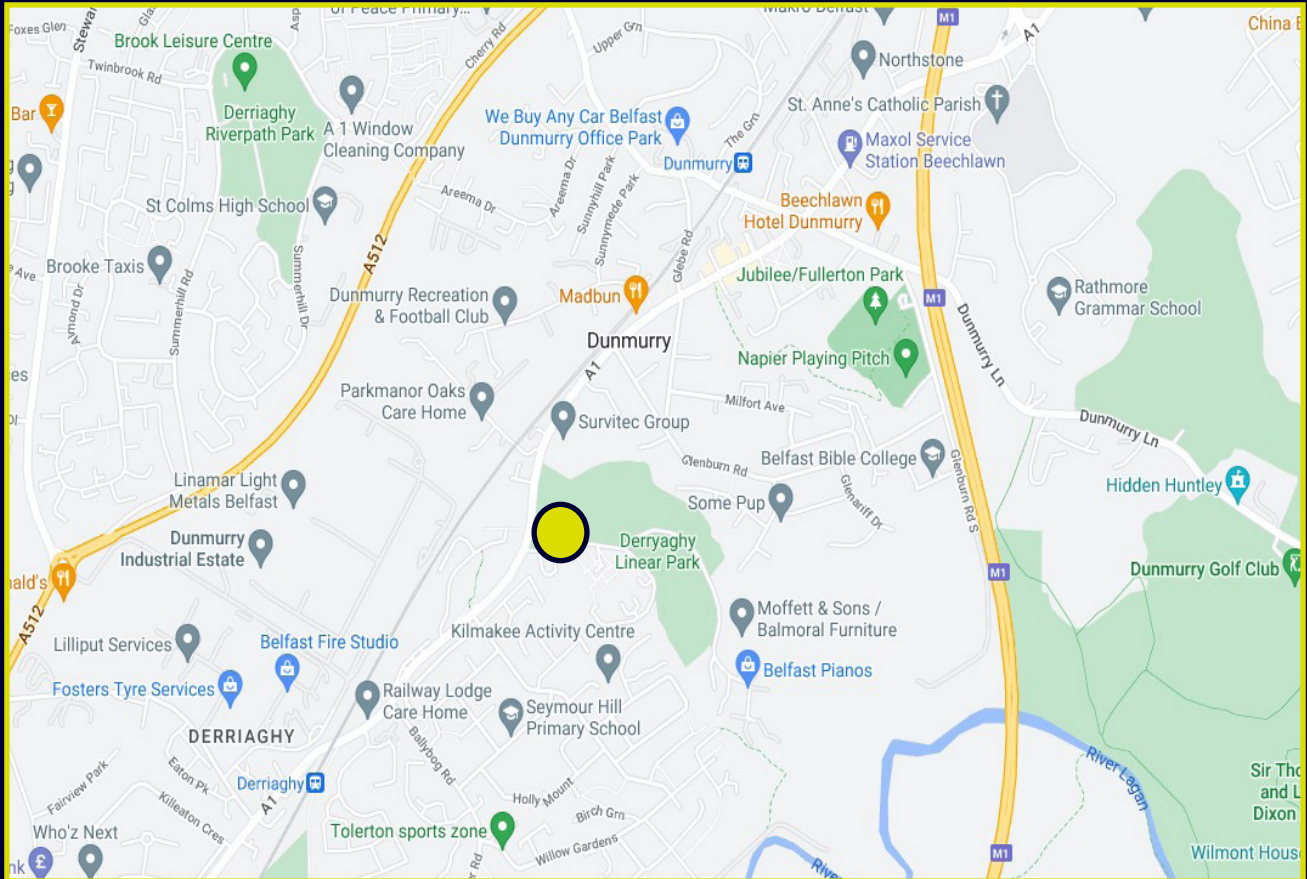


## FLOOR PLAN





## LOCATION MAP



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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