

Dougan

RESIDENTIAL

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100 Kingsway

Dunmurry, Belfast, BT17 9NP

Asking Price £375,000

KEY FEATURES

- Substantial Bay-Fronted 1937 Semi-Detached Family Home by James Armour
- Overall Site Extending To c.0.2 Acres
- Outline Planning Permission for Additional Detached House Applied for Ref LA04/2023/2483/O
- Four Generous Receptions: Lounge, Dining Room, Sitting Room & Conservatory
- Modern Kitchen with a Range of Integrated Appliances
- Utility Room & Downstairs W.C.
- First Floor Shower Room and Separate W.C
- Three Generous Double Bedrooms plus a Single Bedroom / Study
- Excellent Storage Throughout, Including Full-Height Attic
- Driveway Parking for Several Vehicles plus Detached Garage
- Gas Fired Central Heating Installed 2015 / Electrics Upgraded in 2018
- Front, Side And Rear Mature Gardens
- Additional Mature "Glen" Area To Side
- Excellent Development Opportunity
- Extension / Refurbishment Options for Owner Occupier





SUMMARY

This substantial, period, semi-detached family home was constructed in 1937 by prominent local builder James Armour who also built several other houses along Kingsway and nearby. The current overall site extends to c.0.2 acres. The property benefits from an excellent location with many local amenities within walking distance. Many leading primary, secondary and grammar schools are close at hand and Belfast city centre and Lisburn are easily accessible by bus, car or rail.

The accommodation comprises of a bay fronted lounge, dining room, sitting room, kitchen, conservatory, utility room and w.c on the ground floor. Four bedrooms including three generous doubles, family shower room and separate w.c are on the first floor and there is a full-height attic above.

Externally the property benefits from driveway parking for several vehicles leading to a detached garage and mature front, side and rear gardens. An additional, mature "glen" area is to the side with aviaries that were formerly used for tropical birds.

Planning permission has been sought for an additional detached dwelling in the side garden. Reference LA04/2023/2483/O. Copies of proposed drawings and surveys are available on request and an outline plan is included at the back of this brochure.

Early viewing is advised to appreciate this excellent opportunity.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Wooden front door

ENTRANCE HALL: Glazed front door, wood panelling, display shelves, cornicing, under stair storage (with light)

LOUNGE: 13' 9" x 11' 10" (4.2m x 3.6m) Bay fronted, feature gas fire with tiled hearth and mantle, cornicing, picture rail, stained glass windows

DINING ROOM: 13' 5" x 10' 10" (4.1m x 3.3m) Feature fireplace tiled hearth and mantle, cornicing, picture rail, stained glass windows

SITTING ROOM: 13' 1" x 10' 11" (4.00m x 3.33m) Feature fireplace with tiled hearth and wooden mantle, picture rail, glazed display cabinet

KITCHEN WITH BREAKFAST AREA : 11' 10" x 8' 6" (3.6m x 2.6m) Excellent range of units, stainless steel sink unit, marble effect work surfaces with matching upstand, integrated Baumatic oven and grill, integrated four ring halogen hob, chrome extractor fan, breakfast bar, integrated fridge, display shelf

CONSERVATORY: 14' 1" x 8' 6" (4.3m x 2.6m)

UTILITY ROOM: 8' 2" x 5' 11" (2.5m x 1.8m) Plumbed for washing machine, gas boiler, storage

W.C: Low flush w.c, wash hand basin with chrome taps

First Floor

LANDING: Picture rail, feature stained glass window

BEDROOM (1): 13' 5" x 11' 10" (4.1m x 3.6m) Bay window, picture rail

BEDROOM (2): 12' 10" x 10' 10" (3.9m x 3.3m) Picture rail

BEDROOM (3): 12' 2" x 10' 10" (3.7m x 3.3m) Picture rail

BEDROOM (4): 8' 6" x 6' 7" (2.6m x 2m) Picture rail

W.C: Low flush w.c

SHOWER ROOM: Fully tiled shower cubicle, wash hand basin with chrome taps, fully tiled walls, roof space access, linen closet

Access to full height attic

Outside

DETACHED GARAGE: 18' 1" x 10' 10" (5.5m x 3.3m) Driveway parking for several vehicles.

Private and enclosed rear garden laid in lawn with mature borders and shrubs.

Mature front and side gardens laid in lawn with mature trees, hedges and shrubs.

Additional mature "Glen" area to side

Overall site extends to c.0.2 acres.









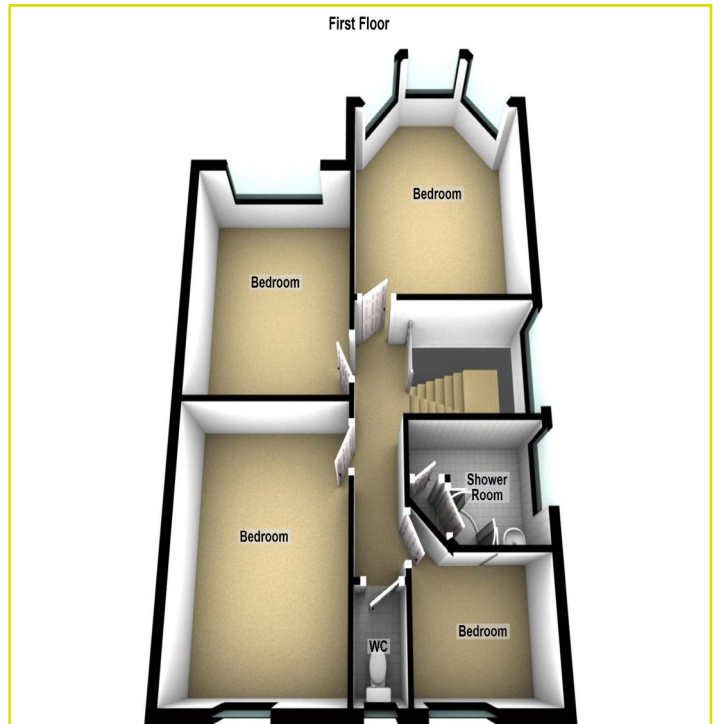




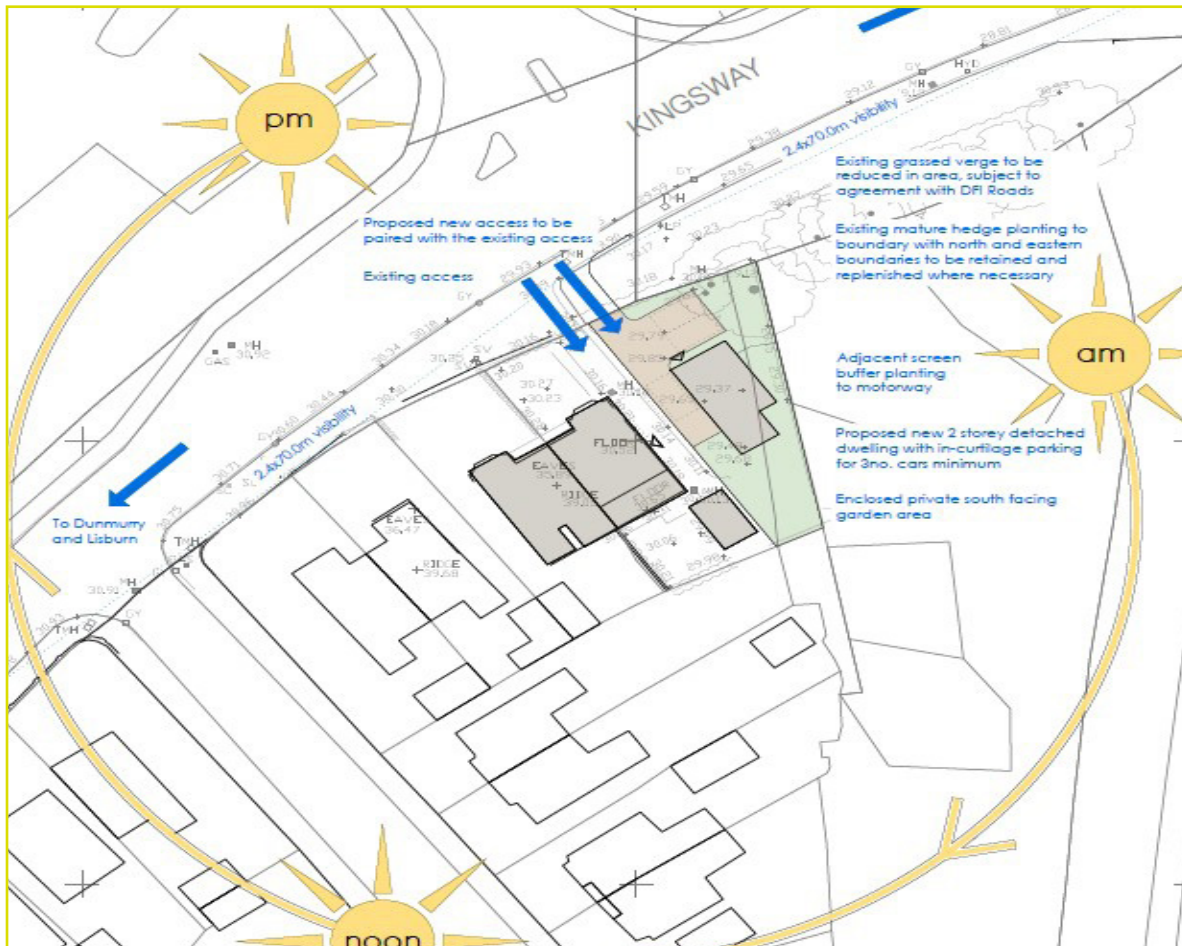


APPROXIMATE PLANS

(NOT TO SCALE)



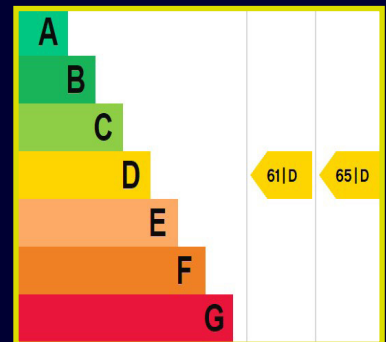
Outline Planning Permission



Approximate Boundary
c.0.2 Acres



EPC



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