

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



263 Kingsway

Dunmurry, BT17 9SB

Asking Price £265,000

KEY FEATURES

- Brand new semi-detached home
- Stunning turnkey finish throughout
- Triple glazed windows
- Driveway with space for 3 cars
- Air source heat pump heating system
- 1,150 sq ft
- Enclosed rear garden with patio area
- 10 year structural warranty





THE LOCATION

Situated in the convenient area of Dunmurry, offering residents the opportunity to live in an attractive suburban area within walking distance of Dunmurry's town centre.

The picturesque townland of Dunmurry provides a wealth of open, green spaces for those who love the great outdoors. 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.

Situated between the thriving cities of Lisburn and Belfast, residents are spoilt for choice when it comes to accessing nearby amenities. Whether it's experiencing the very best in fine dining at one of Lisburn Road's many excellent restaurants, getting active at the Brook Leisure Centre, or kicking back and relaxing at one of Belfast's many entertainment facilities, homeowners are guaranteed to find everything they may need right on their doorstep.

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

SPECIFICATION

KITCHEN & UTILITY

- Quality kitchen with Integrated appliances to include electric oven & hob, extractor hood, fridge/freezer and integrated dishwasher

BATHROOM & ENSUITE

- Contemporary white sanitary ware with chrome fittings
- Ceramic/porcelain floors and partly tiled walls soft close toilet seat
- Chrome towel radiators to bathroom and ensuite
- Energy efficient LED down-lights to bathroom and ensuite

UTILITY SPACE

- Washing machine & tumble dryer

HEATING

- Air source heat pump system
- Significant savings can be made on your fuel bills in comparison to using oil or gas to heat your home

FLOORING

- Ceramic/porcelain floor tiling to hall, living/ kitchen/dining, bathroom and ensuite
- Full height tiling to shower enclosure
- Selective wall tiling to bath area
- Feature splash back wall tile to bathroom and ensuite where a sink is fitted
- Quality carpets to all bedrooms

INTERNAL FEATURES

- Walls, ceilings, and all woodwork painted
- Contemporary internal doors with quality ironmongery
- Feature media wall with electric fire to living room
- Smoke and carbon monoxide alarms fitted to building control standards
- Generous range of points for electrical sockets, switches, telephone and TV points
- Main rooms wired for future satellite point
- Recessed energy efficient LED downlighting to living area, kitchen, bathroom and ensuite (where applicable)
- Thermostatically controlled radiators

EXTERNAL FEATURES

- Maintenance free uPVC energy efficient triple glazing with lockable system (where appropriate)
- Feature external lighting to main entrance & back doors
- Modern composite front door
- Driveway Parking

Ground Floor

LIVING ROOM:

14' 6" x 12' 4" (4.409m x 3.750m)

KITCHEN/DINING WITH SNUG:

19' 4" x 18' 3" (5.905m x 5.575m) at widest

UTILITY STORE:

6' 3" x 3' 11" (1.900m x 1.200m)

WC

First Floor

BEDROOM (1):

13' 6" x 12' 6" (4.109m x 3.800m) at widest

ENSUITE SHOWER ROOM:

8' 4" x 5' 6" (2.534m x 1.684m)

BEDROOM (2):

10' 6" x 9' 6" (3.209m x 2.905m)

BEDROOM (3):

9' 10" x 9' 6" (3.000m x 2.900m)

BATHROOM:

7' 7" x 5' 3" (2.300m x 1.600m)





SITE PLAN

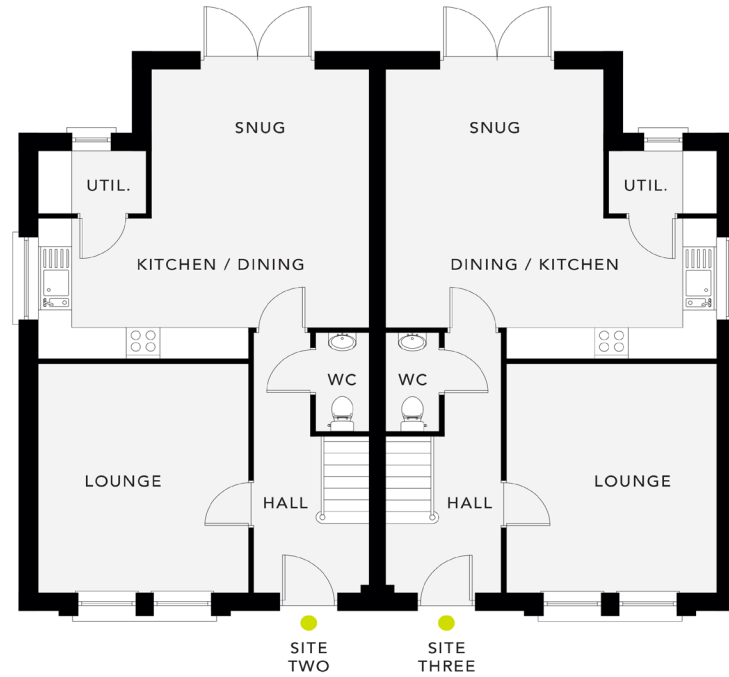


FLOOR PLANS

(NOT TO SCALE)

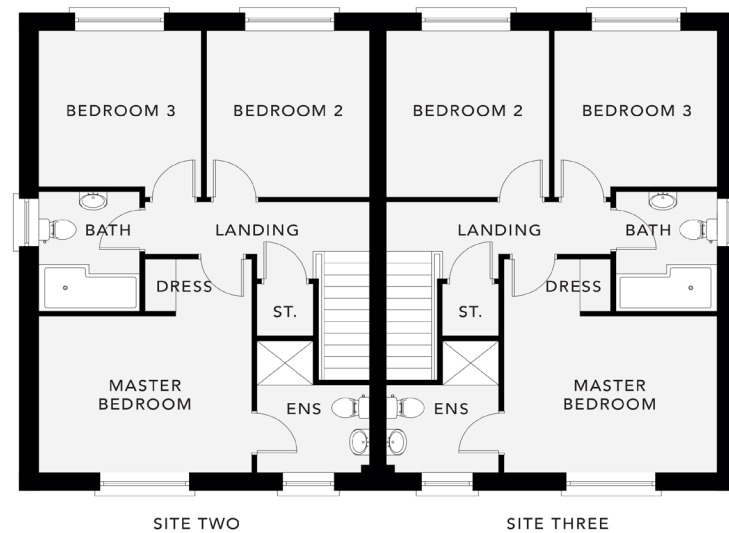
**KINGSWAY VILLAS
DUNMURRY**

**GROUND
FLOOR**

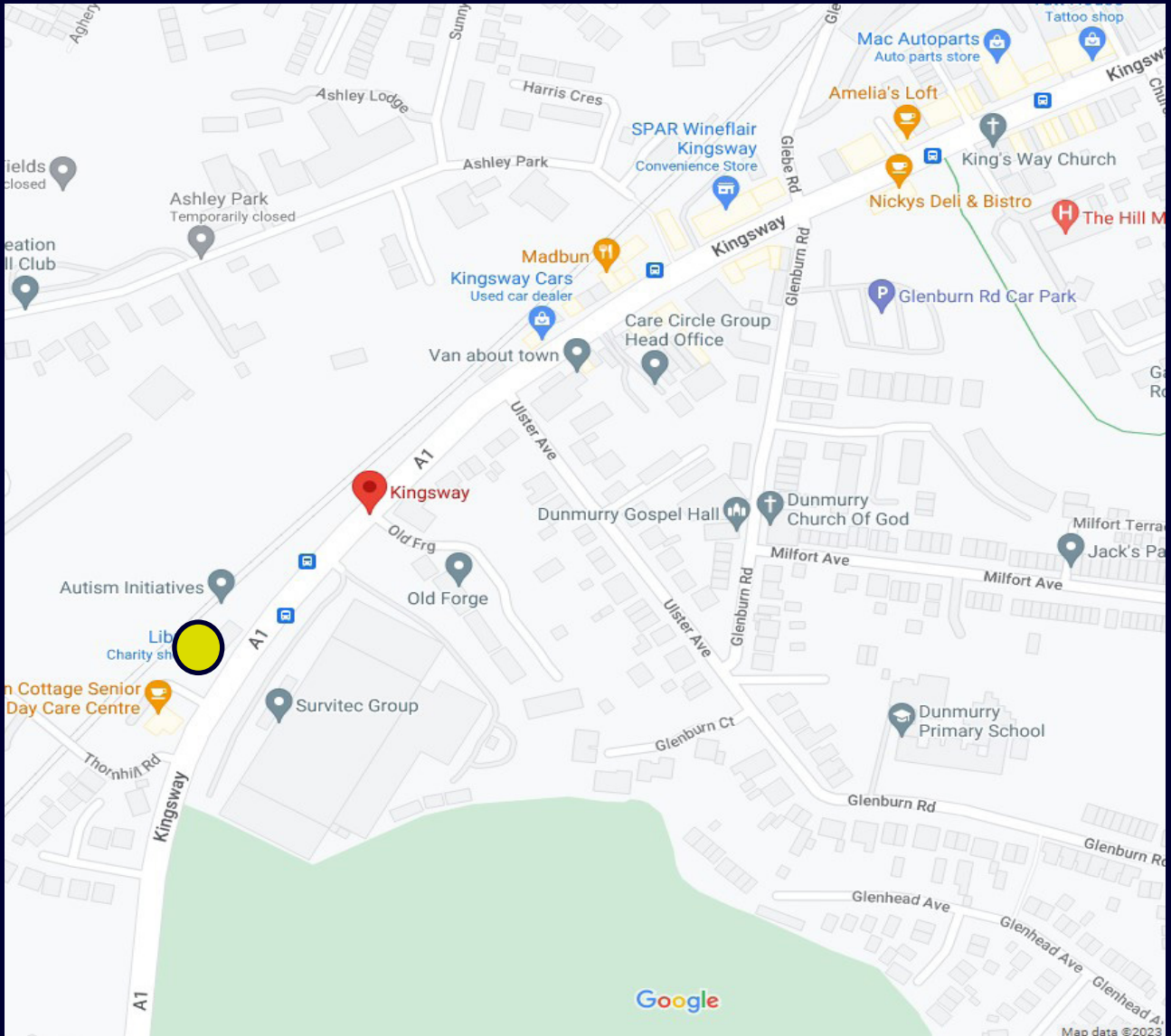


**KINGSWAY VILLAS
DUNMURRY**

**FIRST
FLOOR**



LOCATION



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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