

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



7 Glenariff Drive
Dunmurry, BT17 9AT

Asking Price £175,000

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Dunmurry Village
- Belfast City Centre And Lisburn Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Living Room
- Rear Dining Room
- Kitchen With Dining Area
- Three Generous Bedrooms
- Well Appointed Shower Room
- Private Enclosed Rear Garden
- Driveway Parking
- Detached Garage
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Well presented semi-detached family located off the Glenburn Road in Dunmurry. The property benefits from an excellent location with all the amenities of Dunmurry village within walking distance. Belfast city centre and Lisburn are easily accessible by bus, car or rail.

The accommodation comprises of a bright and spacious living room, dining room and kitchen with dining area on the ground floor. Three generous bedrooms all with storage, and a well appointed shower room are to the first floor.

The property further benefits of a private enclosed low maintenance rear garden, front and side gardens and driveway parking leading to a detached garage.

Early viewing is advised to appreciate this fine family home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, under stair recess, cornicing, dado rail

LIVING ROOM: 12' 7" x 12' 4" (3.84m x 3.75m) Feature fire place with marble hearth and mantle, wood strip flooring, cornicing, dado rail, ceiling rose

DINING ROOM: 10' 5" x 9' 11" (3.18m x 3.03m) Wood strip flooring, cornicing, dado rail

KITCHEN WITH DINING AREA : 10' 5" x 8' 4" (3.18m x 2.55m) Excellent range of high and low level units, fromica work surfaces with matching upstand, chrome handles, integrated oven and hob with extractor fan over, stainless steel sink unit, space for fridge, plumbed for washing machine, fully tiled walls, tongue and groove ceiling

First Floor

LANDING: Roof space access, ceiling rose, dado rail

SHOWER ROOM: Shower cubicle with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, tongue and groove ceiling

BEDROOM (1): 10' 10" x 9' 2" (3.30m x 2.8m) Built in storage, ceiling rose

BEDROOM (2): 10' 12" x 9' 2" (3.35m x 2.8m) Built in storage, cornicing, dado rail

BEDROOM (3): 9' 1" x 8' 2" (2.77m x 2.5m) Built in storage

Outside

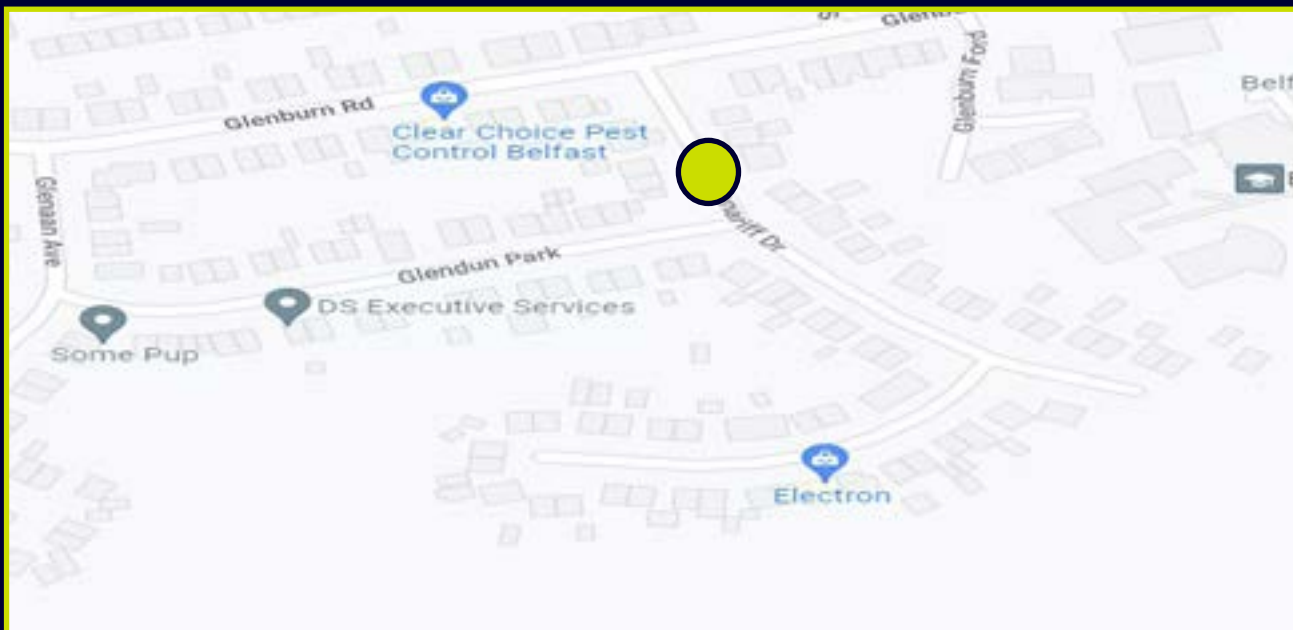
DETACHED GARAGE: Light and power

Rear garden in loose stone with timber fencing. Side garden in lawn. Front garden in loose stone. Driveway parking.





LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



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.