

# Dougan

RESIDENTIAL

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



**16 Upper Green**  
Dunmurry, BT17 0EL

**Asking Price £425,000**

## KEY FEATURES

- A Superb And Impressive, Detached Family Home Extending To C.2,500 Sq FT
- Extremely Sought After Location
- Fantastic Overall Plot Extending To C. 0.6 Acres
- Adaptable Accommodation Over Two Floors Featuring:
- Two Bright And Spacious Reception Rooms
- Kitchen With Excellent Dining Area
- Option Of Up To Seven Generous Bedrooms
- Impressive First Floor Play Room / Dressing Room
- Well Appointed First Floor Family Bathroom And Additional Shower Room
- Utility Room, Downstairs Bathroom And W.C
- Additional Ground Floor W.C
- Driveway Parking For Several Vehicles / Integral Garage
- Magnificent, Private, Enclosed Rear Garden With Additional Land Beyond
- Early Viewing Advised To Appreciate This Fine Family Home



## SUMMARY

A substantial detached family home extending to c.2,500 sq ft perfectly positioned on fantastic plot of c.0.6 acres in an extremely sought after area off Upper Dunmurry Lane. Main arterial routes and public transport services are easily accessible linking Belfast city centre and Lisburn along with many leading primary, secondary and grammar schools.

This fine family home oozes character and charm and boasts adaptable, spacious accommodation over two floors. The accommodation briefly comprises of a bright and spacious living room, large family room / bedroom with aspect over the rear garden, kitchen with excellent dining area, utility room, two bedrooms ( presently used as studies ), bathroom and two w.c's on the ground floor.

A further four generous bedrooms, an impressive dressing room / play room, shower room and family bathroom are to the first floor.

The property further benefits from driveway parking for several vehicles leading to an integral garage with electric roller door, a large, front garden laid in lawn and a private, enclosed, rear garden laid in lawn with mature trees and shrubs, and land beyond.

Early viewing is advised to avoid disappointment as houses of this size, within this location rarely come to the market.





**ACCOMMODATION:**

Ground Floor

ENTRANCE HALL: Wooden front door

LIVING ROOM: 18’ 10” x 14’ 7” (5.74m x 4.44m) Feature fireplace with granite hearth and wooden surround, sliding doors to front, dual aspect over front and rear gardens

KITCHEN WITH DINING AREA: 22’ 1” x 13’ 5” (6.74m x 4.08m) Range of high and low level units, formica work surfaces, display shelves, display cabinet, plate rack, stainless steel sink unit, integrated oven, integrated gas hob, extractor fan, plumbed for dishwasher, integrated fridge freezer

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

STORAGE: 4’ 8” x 3’ 8” (1.43m x 1.11m)

UTILITY ROOM: 11’ 9” x 6’ 6” (3.59m x 1.99m) Belfast sink, chrome taps, plumbed for washing machine, tiled floor, storage

SIDE HALLWAY: Storage

BEDROOM (1) / FAMILY ROOM: 19’ 11” x 11’ 10” (6.06m x 3.60m)

BEDROOM (2) / STUDY: 11’ 10” x 8’ 12” (3.61m x 2.74m) Built in robes

BEDROOM (3)/ LIBRARY: 9’ 4” x 8’ 9” (2.85m x 2.67m)

BATHROOM: Panel bath with chrome taps, wash hand basin with storage and chrome taps

W.C: Low flush w.c

First Floor

LANDING: Linen closet with radiator, roof space access

BATHROOM: Panel bath with chrome taps, fully tiled shower cubicle, low flush w.c, partly tiled walls, tiled floor

BEDROOM (4): 13’ 2” x 11’ 9” (4.02m x 3.58m) Wooden floor, built in robes, velux windows

BEDROOM (5): 18’ 2” x 7’ 10” (5.53m x 2.39m) Wooden floor, built in robes, velux windows

PLAY ROOM / DRESSING ROOM: 17’ 6” x 11’ 9” (5.34m x 3.57m) Velux window, wooden floor

LANDING:

BEDROOM (6): 13’ 1” x 11’ 4” (4.00m x 3.46m) Velux window, wooden floor

BEDROOM (7): 10’ 2” x 8’ 10” (3.11m x 2.68m) Velux windows

SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, heated chrome towel radiator

Outside

INTEGRAL GARAGE: Electric roller door

BASEMENT STORAGE: 12’ 1” x 8’ 12” (3.69m x 2.74m)

Driveway parking for several vehicles to front. Front garden laid in lawn with mature shrubs, hedges and trees. Rear garden laid in lawn with mature shrubs and trees. Additional land beyond.

(refer to title map for approximate boundary)







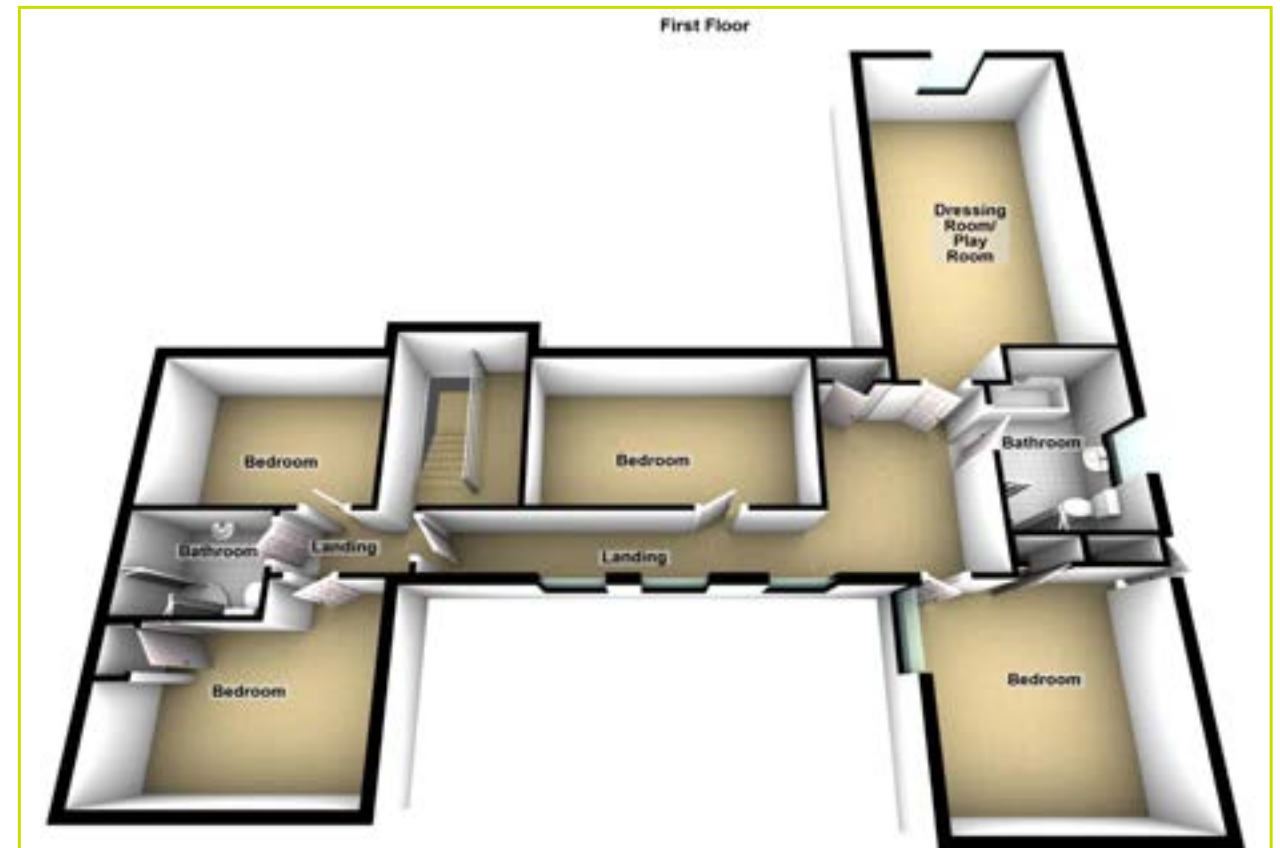






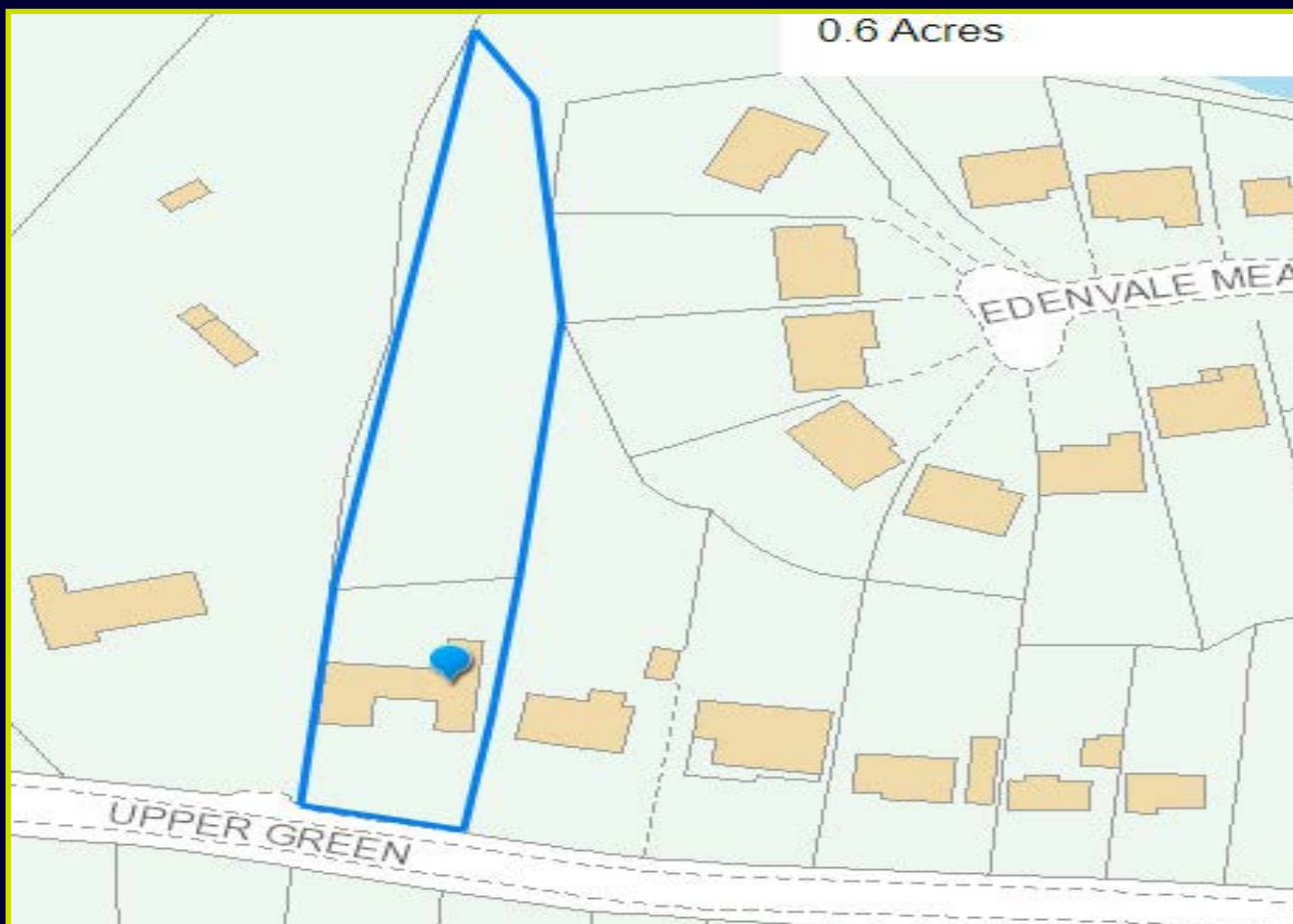


## FLOOR PLANS (NOT TO SCALE)



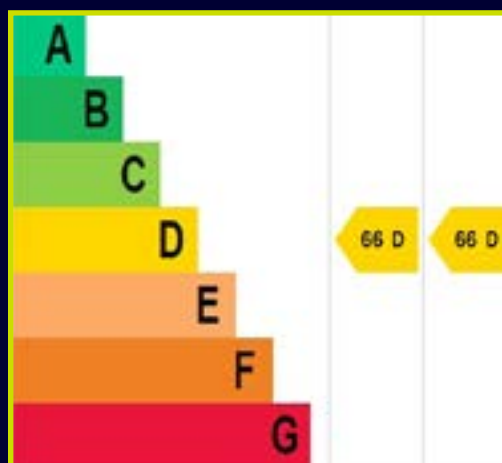


## APPROXIMATE BOUNDARY - FOR ILLUSTRATIVE PURPOSES ONLY



**\*\*All maps and boundary outlines are approximate and for illustrative purposes only. Please check with your solicitor and refer to the title for exact boundary.**

## EPC



**Dougan**  
RESIDENTIAL

7 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://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.