

252 Kingsway, Dunmurry,  
BT17 9AF

**Offers Over £360,000**

 **Reeds Rains**

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252 Kingsway, Dunmurry, Belfast, BT17 9AF  
Offers Over £360,000

'Attractive double fronted detached home in a sought after location close to schools and public transport links'

### DESCRIPTION

Located in the sought-after area of Dunmurry, this period detached house offers a perfect blend of charm and modern convenience. Having undergone an extensive programme of modernisation in recent years this home features four good sized bedrooms. This property is ideal for families looking for a spacious and comfortable living space.

The interior of the property is tastefully decorated, with high-quality fixtures and fittings throughout. The well-appointed kitchen is a focal point of the home, providing a stylish space for cooking and dining, and also provides direct access to the rear garden.

The property features a generous enclosed rear garden, perfect for outdoor entertaining or simply relaxing in the sunshine. Off-street parking adds to the convenience of this home.

With excellent transport links, local amenities, and schools nearby, this property offers a fantastic opportunity to enjoy a peaceful yet well-connected lifestyle. Don't miss out on the chance to make this stunning property your new home.

### GROUND FLOOR

#### Reception Hall

Under stairs storage

#### Family Room

11'1" \* 11'1" (3.38m \* 3.38m)  
Bay window. Outlook to front.

#### Living Room

21'9" \* 11'11" (6.63m \* 3.63m)  
Feature wood burning stove with granite hearth. Bay window. Feature wooden floor. Cornice work. Glazed door to reception hall.

Open to....

#### Stunning Fitted Kitchen With Built In Appliances

23'4" \* 13 (7.1m \* 13)  
Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. 'Bosch' double oven and separate Bosch ceramic hob. Feature island with space for seating. Single drainer 1.5 ceramic sink unit with mixer taps & drainer area. Integrated fridge, freezer & dishwasher. Glazed door to garden. Feature ceramic tiled flooring. Spotlights. Additional patio door to rear access. Part tiled walls.

#### Utility Area

11'1" \* 10'2" (3.38m \* 3.1m)  
Range of units. Plumbed for washing machine. Tiled floor.

#### Cloakroom / WC

White Suite. Pedestal wash hand basin. Low flush WC. Part wood paneled walls. Tiled flooring.

### FIRST FLOOR

#### Half Landing

Hardwood flooring. Airing cupboard with gas boiler and shelving. Spotlights.

#### Modern Bathroom With White Suite

10'4" \* 8'10" (3.15m \* 2.7m)  
Stylish bathroom inspired by 'Bayswater - London'. Walk in shower. Free standing bath with antique style mixer taps and telephone hand shower. Part tiled walls. Low flush WC. Feature towel rail. Ceramic tiled floor. Spotlights.

#### Landing

Cornice work. Wooden flooring. Spotlights.

#### Bedroom 1

12'1" \* 11'1" (3.68m \* 3.38m)  
Picture rail. Cornice work. Outlook to front.

#### Bedroom 2

11'11" \* 11'1" (3.63m \* 3.38m)  
Picture rail. Cornice work. Outlook to front.

#### Bedroom 3

12'1" \* 10'2" (3.68m \* 3.1m)  
Outlook to side and rear. Cornice work.

#### Bedroom 4

11'11" \* 10'4" (3.63m \* 3.15m)  
Outlook to side and rear.

### OUTSIDE

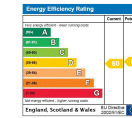
Beautifully presented and enclosed rear garden in lawn, patio area, shrubs and small trees. Garden shed.

### WINDOWS

PVC double glazed throughout.

### HEATING TYPE

Gas heating.



For full EPC please contact the branch.

### DIRECTIONS

Travelling through Dunmurry, number 252 Kingsway is on your left hand side just after Ulster Avenue.

### EPC

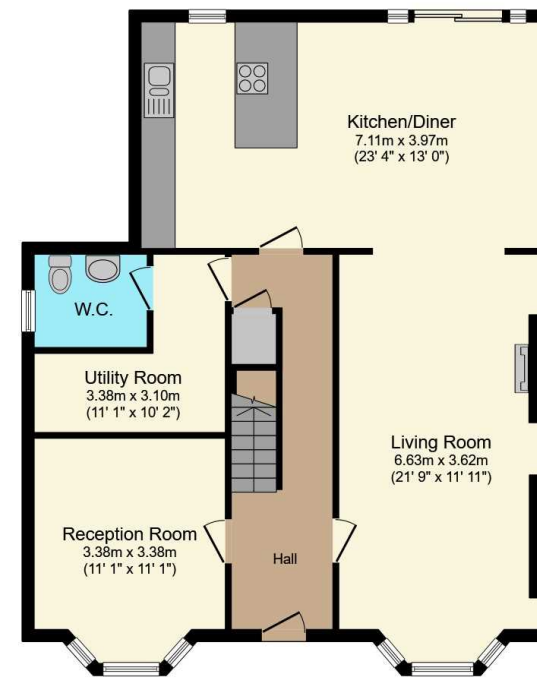
Rating D60

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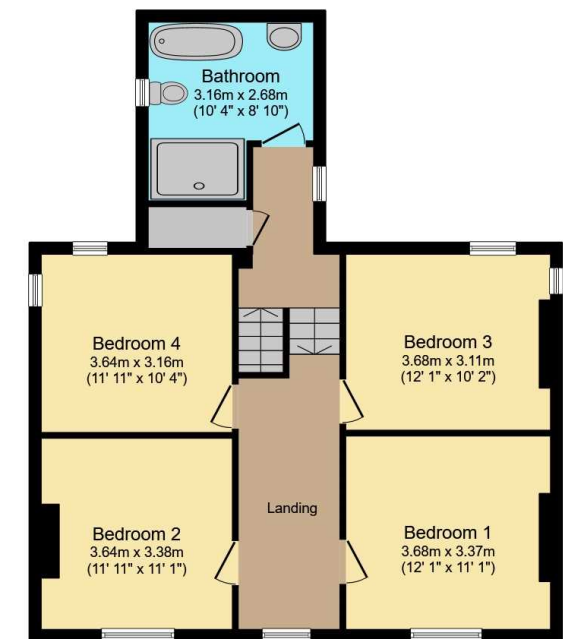
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor



First Floor

Total floor area 162.4 m<sup>2</sup> (1,748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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