



Built circa 1998, this spacious detached home offer generous and flexible accommodation with a high level of finish throughout and is well located near to leading schools, village shops, bus and rail halts, recreational facilities and road networks.

The well-balanced accommodation comprises; four spacious reception rooms and four bedrooms, great for a family and those looking for space to work from home. It offers ideal family accommodation and is walking distance to the entrance of Rathmore Grammar School.

Externally there is good driveway parking, front gardens in lawns with beds in shrubs and bushed, mature hedging and an extensive, mature, rear woodland and stone paved raised patio area.

Ideal for families with super accommodation and proximity to the local schools and the main road networks for the commuter, we expect this fine home to be popular.

Offers Over
£489,950

38 Dunmurry Lane,
Dunmurry,
BELFAST,
BT17 9JR

Viewing by
appointment
through agent
028 9066 3030



- Detached Family Home on Delightful Corner Site with Good Sized Lawns, Secluded Raised Patio Area and Woodland
- Entrance Porch and Hall with Cloakroom/wc
- Drawing Room with Access to Conservatory
- Formal Dining Room or Ideal Home Office
- Casual Living Room with Bay Window to the Front
- Modern Fitted Kitchen with Range of Integrated Appliances and Separate Utility Room
- Four Well Proportioned Bedrooms, One with Ensuite Shower Room and Three with Built in Robes
- Family Bathroom
- Oil Heating / Solar Hot Water System / Hard Wood Double Glazed Windows
- Front Garden in Lawns with Beds in Shrubs and Bushes, Mature Hedging and Further Rear Gardens in Lawns with Patio Area, Further Secluded Raised Stone Patio Area
- Extensive Woodland to Rear
- Electric Entrance Gates to Extensive Driveway Parking and Detached Double Garage
- Popular Location Close to Leading Schools with Rathmore Grammar School Ideally Located for the Pedestrian Gate, Parks and Other Amenities in Dunmurry
- Close Proximity to Dunmurry & Malone Golf Clubs & Within Walking Distance to Sir Thomas & Lady Dixon Park & Lagan Towpath

The Property Comprises:

Ground Floor

Hardwood front door and glazed side panels to . . .

ENTRANCE HALL: Wood strip floor.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor, stained glass window.



DRAWING ROOM: 19' 3" x 15' 3" (5.87m x 4.65m) (at widest points). Attractive mahogany fireplace with cast iron inset, feature tiling and slate hearth, cornice ceiling, ceiling rose, sanded and varnished floor boards.



Door and glazing to . . .

CONSERVATORY: 12' 7" x 9' 4" (3.84m x 2.84m) (at widest points). Ceramic tiled floor, low voltage spotlights, hardwood door and glazing to front.



FORMAL DINING ROOM: 12' 4" x 10' 3" (3.76m x 3.12m) (at widest points).



LIVING ROOM: 14' 7" x 14' 5" (4.44m x 4.39m) (at widest points into bay). Cornice ceiling, ceiling rose, sanded and varnished floor boards, bay window.



MODERN FITTED KITCHEN: 14' 3" x 12' 8" (4.34m x 3.86m) (at widest points). Range of high and low level units, granite work surfaces and drainer, stainless steel sink unit, integrated Neff oven and warming drawer, integrated hob with extractor fan over, integrated dishwasher, integrated fridge freezer, part tiled walls, ceramic tiled floor, low voltage spotlights.



UTILITY ROOM: 8' 8" x 7' 7" (2.64m x 2.31m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, oil fired boiler, plumbed for washing machine, Chinese slate floor, hardwood door and glazing to rear.

First Floor

LANDING: Walk-in hotpress with pressurized water system, access to roofspace.

BEDROOM (1): 13' 11" x 12' 6" (4.24m x 3.81m) (at widest points). Laminate wood effect floor, full length built-in wardrobes and storage.



ENSUITE SHOWER ROOM: Comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.

BEDROOM (2): 14' 8" x 12' 4" (4.47m x 3.76m) (at widest points). Laminate wood effect floor.

BEDROOM (3): 13' 4" x 9' 7" (4.06m x 2.92m) (at widest points). Laminate wood effect floor, double built-in wardrobes.



BEDROOM (4): 16' 5" x 9' 2" (5m x 2.79m) (at widest points). Full length built-in wardrobes and storage, laminate wood effect floor.



FAMILY BATHROOM: Comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Electric entrance gates to stone driveway parking for several cars.

DETACHED DOUBLE GARAGE: 19' 4" x 17' 5" (5.89m x 5.31m) Electric door, light and power.

Landscaped surrounding gardens in lawns with hedging to the front, beds, bushes and trees and paved patio around the house to private rear paved patio area. Further steps to rear to secluded stone slab patio/sun terrace enclosed by trees offering privacy.



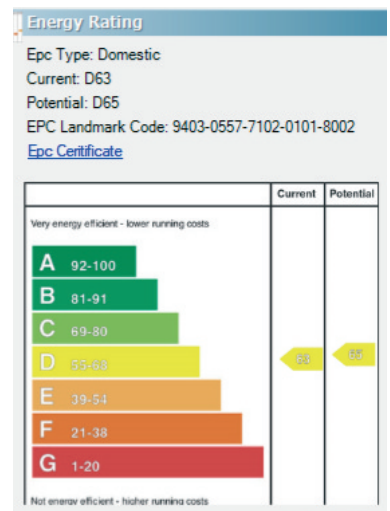


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast towards Lisburn in Dunmurry village turn left onto Dunmurry Lane and the house is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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