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9 Killeaton Place

Dunmurry
BT17 9HR

Offers In Region Of £234,950

9 KILLEATON PLACE, BT17 9HR

- Superb Townhouse In Excellent Decorative Order
- Four Bedrooms (Master Ensuite)
- Lounge With Feature Gas Fire
- Open Plan Living / Dining / Kitchen With Fitted Units
- Family Bathroom With Contemporary Suite
- Ground WC / Cloakroom
- Gas Fired Central Heating / Double Glazed Windows
- Enclosed Rear Garden In Lawn With Paved Patio Area
- Convenient Location Close to Dunmurry, Lisburn, Belfast And The M1 Motorway

This well presented townhouse is located off Queensway Dunmurry. The location is highly desirable due to its ease of access to both Lisburn and Belfast City Centres. A number of leading local schools are in very close proximity along with access to public transport links (rail, bus). The area is extremely popular with a broad range of purchasers - 1st time buyers or growing families and those looking to downsize in retirement.

The ground floor accommodation briefly comprises of a sizeable lounge, open plan living/dining/kitchen with feature vaulted ceiling in addition to a wc/cloakroom. On the first floor are four bedrooms (master ensuite), family bathroom with contemporary suite and there is also access to a floored attic space.

Externally there is a garden in lawn with patio area to the rear and car parking to the front.

This superb home will have broad ranging appeal and we would encourage all prospective purchasers to come and take a closer look.







PROPERTY COMPRISES

Hardwood entrance door with a glazed fan light and side lights, leading to entrance hall.

ENTRANCE HALL Wood stripped flooring, stairs to first floor.

WC/CLOAKROOM Low flush WC, vanity wash hand basin, tiled splash back, tiled floor.

LOUNGE 16' 10" x 11' 8" (5.13m x 3.56m) (@ widest points) Wood stripped flooring, fireplace with carved timber surround, slate inset and hearth, gas fire, glazed double doors to kitchen, recessed low voltage spotlights.

OPEN PLAN KITCHEN/LIVING/DINING 22' 4" x 18' 2" (6.81m x 5.54m) (@ widest points) High plus low level units with wood effect work surfaces and upstand, tiled splash back, 1.5 bowl single drainer sink unit with mixer tap, integrated 4 ring hob, integrated stainless steel under oven, stainless steel extractor canopy, integrated fridge freezer, plumbed for washing machine, integrated dishwasher, breakfast bar, wood stripped flooring, glazed double doors leading to lounge, recessed low voltage spotlights, door to rear garden.

FIRST FLOOR LANDING Access to floored roof space, airing cupboard with gas fired boiler.

MASTER BEDROOM 13' 6" x 10' 10" (4.11m x 3.3m) (@ widest points)





ENSUITE Modern suite comprising of a shower cubicle with Drencher head and hand shower, low flush WC, vanity wash hand basin, feature mirror, tiled walls, tiled floor, stainless steel towel radiator, extractor fan, recessed low voltage spotlights.

BEDROOM 11' 7" x 8' 0" (3.53m x 2.44m) Laminate wood stripped flooring.

BEDROOM 11' 7" x 9' 11" (3.53m x 3.02m) (@ widest points)

BEDROOM 8' 8" x 7' 1" (2.64m x 2.16m)

BATHROOM Modern suite comprising of a shower bath with a Drencher head and hand shower, low flush WC with concealed cistern, vanity wash hand basin with feature light, mirrored bathroom cabinet with feature light, tiled floor, tiled walls, recessed low voltage spotlights, modern upright towel radiator, extractor fan.

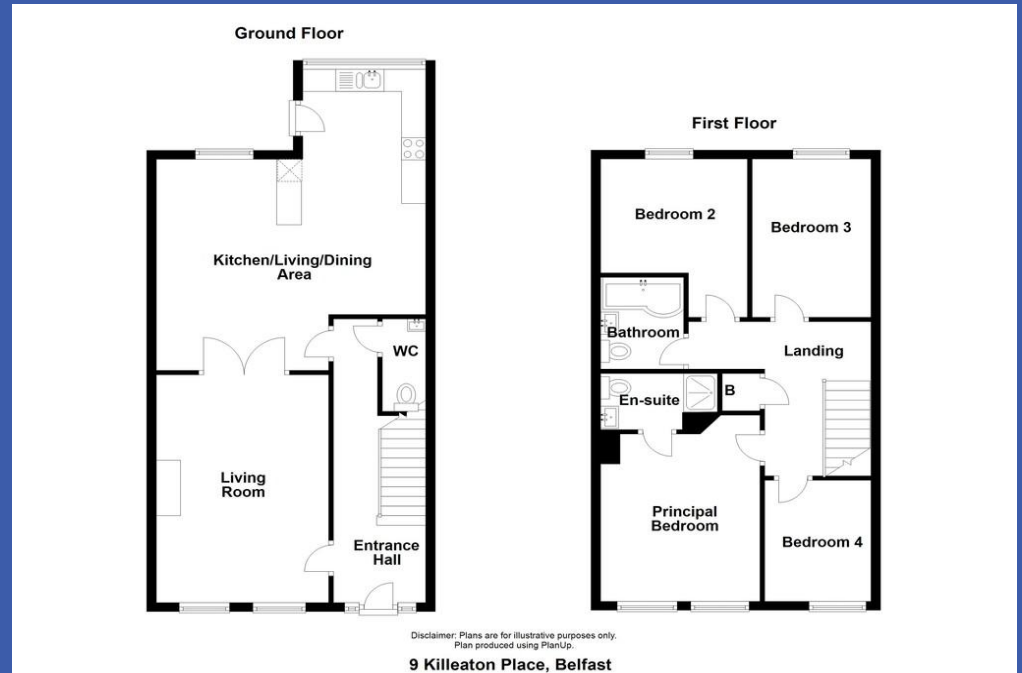
OUTSIDE Enclosed rear garden in lawn with paved patio area.

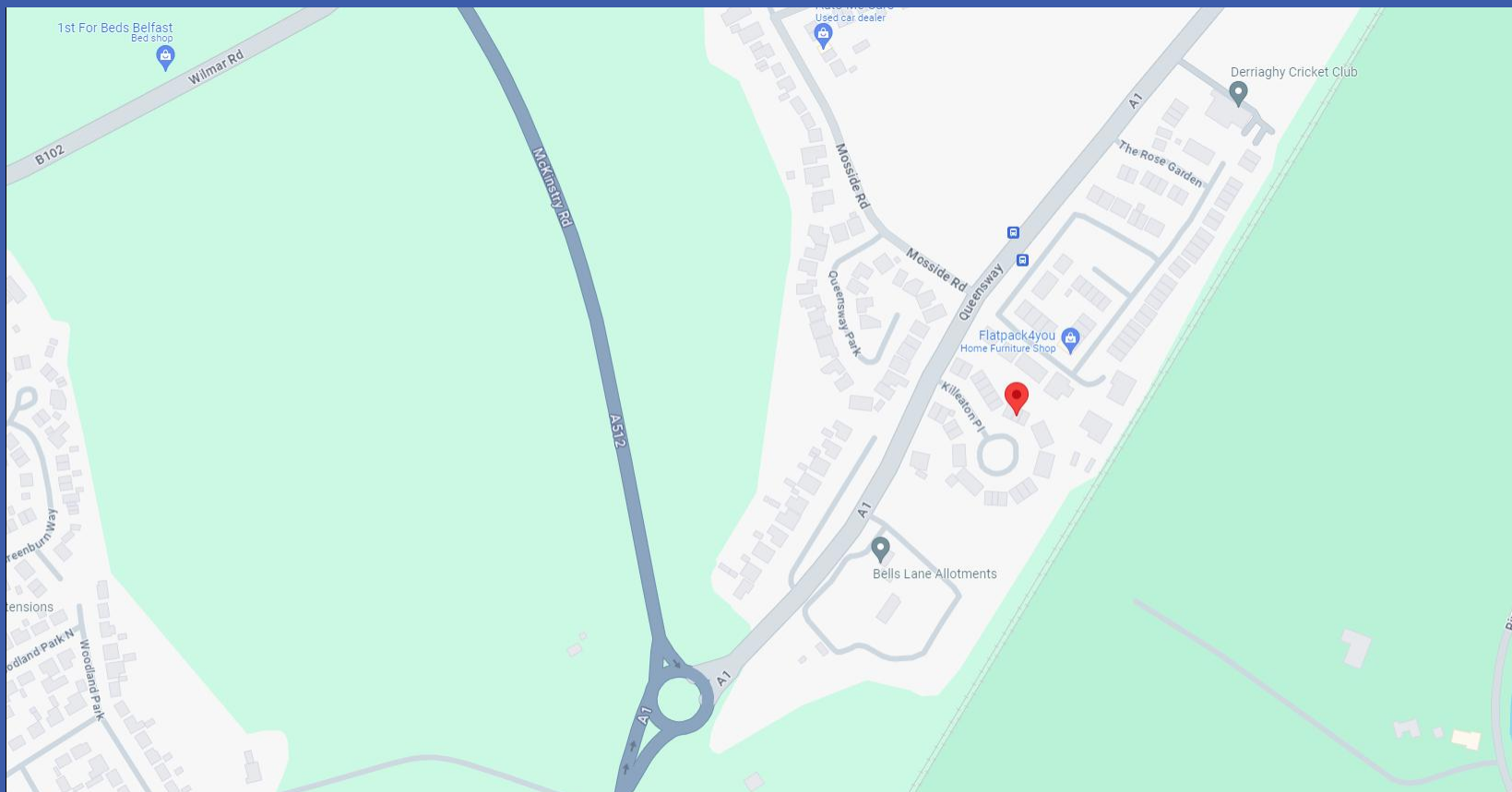












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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