



Killeaton Park, Dunmurry, Belfast,  
County Down, BT17

 Reeds Rains

**Asking Price: £235,000 To be  
advised**

[reedsrains.co.uk](http://reedsrains.co.uk)

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Council Tax Band:

EPC Rating: TBC

No. 28 is pleasantly situated in this ever popular and sought after location within Dunmurry, convenient to most local amenities, schooling and excellent road and rail routes to Belfast and Lisburn alike.

#### Entrance Porch

Wooden flooring, glazed door

#### Entrance Hall

#### Living Room

14' x 11'1" (4.27m x 3.38m)

Feature fireplace with gas fire inset, wooden flooring,

#### Dining Room

13'3" x 11'2" (4.04m x 3.4m)

Wooden flooring

#### Sun Room

10'10" x 7'10" (3.3m x 2.4m)

Tiled flooring

#### Kitchen

8'7" x 7'10" (2.62m x 2.4m)

Extensive range of high and low level units, built-in gas hob and electric oven, laminate work tops, sink unit.

#### Landing

#### Bedroom 1

13'3" x 11'1" (4.04m x 3.38m)

#### Bedroom 2

12' x 11'1" (3.66m x 3.38m)

#### Bedroom 3

8'6" x 7'11" (2.6m x 2.41m)

#### Bathroom

White comprising panelled bath, wash hand basin, low level WC, separate shower, pvc

panelling.

#### Garage

16'9" x 9'4" (5.1m x 2.84m)

Up and over door., driveway/ car parking to front.

#### Gardens

Neat front gardens in lawns, well stocked flower beds, enclosed and private rear gardens in neat lawns as well.

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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.

For full EPC please contact the branch.



Total floor area 115.3 m<sup>2</sup> (1,241 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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