



17 EATON PARK, DUNMURRY, BT17 9FX



An extraordinary double-fronted semi-detached home with plenty of windows allowing lots of natural light and providing a real sense of space, this rare opportunity is superbly placed within this small and preferred residential development tucked away between both Belfast and Lisburn, as well as arterial routes, the motorway network, and walking distance to the newly upgraded and extended Derriagh railway station, to name a few!

The home offers fashionable and recently upgraded accommodation that must be seen and is ready for the lucky new owner to simply add their furniture. The well-appointed accommodation is briefly outlined below.

Three good-sized bedrooms: the principal bedroom with newly laid wooden effect flooring and a private luxury en-suite shower room; bedroom 2 also with a newly laid wooden effect floor. There is also a luxurious white bathroom suite that has a separate shower cubicle, spotlights, and decorative tiling; this completes the first floor.

On the ground floor there is a welcoming entrance hall with a handy located downstairs WC as well as a bright and spacious living room with dual aspect windows together with a luxury fitted kitchen that is open plan to a spacious dining area that has double doors leading to the privately enclosed gardens. In addition, there is access to a separate utility room from the kitchen.

A privately enclosed, good-sized rear garden with its own putting green together with off-road carparking adds further to the appeal of this superb home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £269,950

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Key Features

- A rare opportunity to purchase this double-front semi-detached house type within this extremely desirable and modern development that is convenient to both Belfast and Lisburn.
- Three bedrooms, principal bedroom with private luxury ensuite shower room.
- Luxury fitted kitchen open plan to sizeable dining space with feature double doors and separate utility room.
- Privately enclosed rear garden with putting green and outdoor tap. Access to off road car-parking.
- Close to arterial routes, the motorway network and an abundance of amenities in Dunmurry, Belfast and Lisburn as well as Golf courses and beautiful parklands.
- Very highly efficient (EPC C-79) and within a short walk to the newly upgraded and extended Derriaghy railway station.
- Bright and airy living room with dual aspect windows allowing plenty of natural light and newly added wooden effect floor.
- Downstairs w.c./ Two designated off-road car parking spaces.
- Recently up-graded to include some new floors and freshly painted.
- Offered for sale chain-free, this extraordinary home offers fashionable luxury living space, and the home has plenty of windows allowing lots of natural light. We strongly recommend viewing to avoid disappointment.





GROUND FLOOR

Pvc front door to:

WELCOMING ENTRANCE HALL

Beautiful tiled floor.

DOWNSTAIRS W.C

Low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, extractor fan, beautiful tiled floor.

LIVING ROOM

7'2 x 8'11

Wooden effect strip floor, dual aspect windows.

LUXURY KITCHEN / DINING AREA

Range of high and low level units, integrated fridge and freezer, integrated dishwasher, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, beautiful partially tiled walls and beautiful tiled floor, spotlights, open plan to dining space, feature Upvc double glazed double doors to enclosed garden.

SEPARATE UTILITY

Single drainer stainless steel sink unit, plumbed for washing machine, extractor fan, beautiful partially tiled walls and tiled floor, storage cupboard.

FIRST FLOOR

SPACIOUS LANDING

Newly laid wooden effect floor.

PRINCIPLE BEDROOM 1

12'6 x 9'2

Newly laid wooden effect strip floor.

LUXURY SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor, partially tiled walls, extractor fan.

BEDROOM 2

9'2 x 6'10

BEDROOM 3

9'6 x 8'11

Newly laid carpet.

LUXURY WHITE BATHROOM SUITE

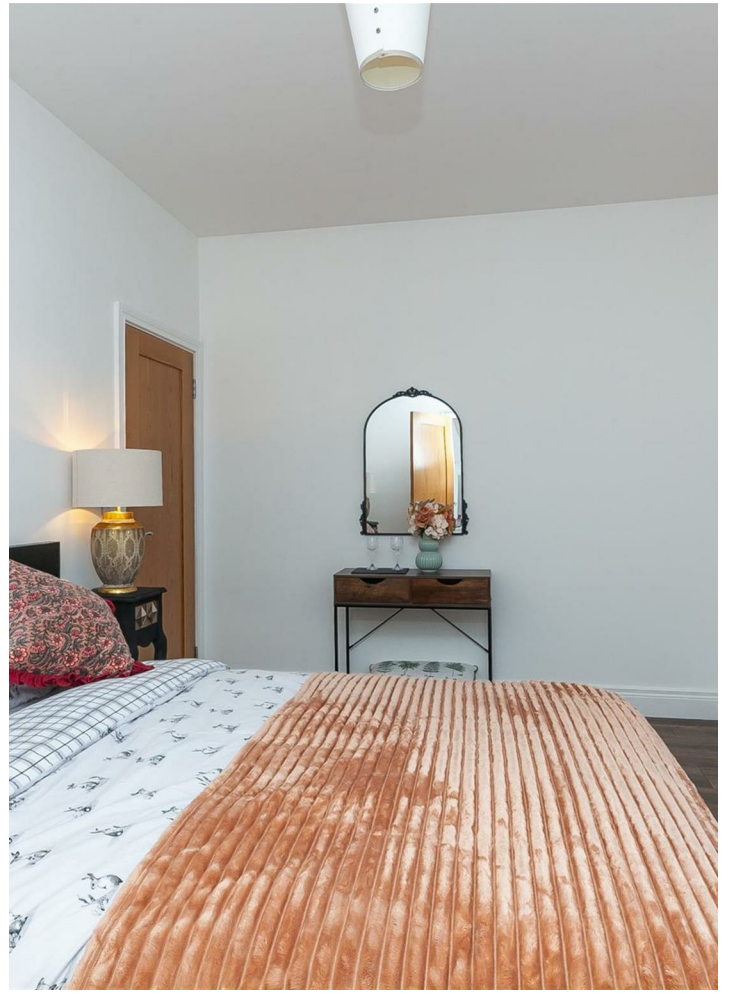
Bath, separate shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, beautiful partially tiled walls and tiled floor, spotlights, extractor fan.

OUTSIDE

Privately and enclosed rear garden, flagged patio, outdoor tap, putting green. Two off road car-parking spaces.

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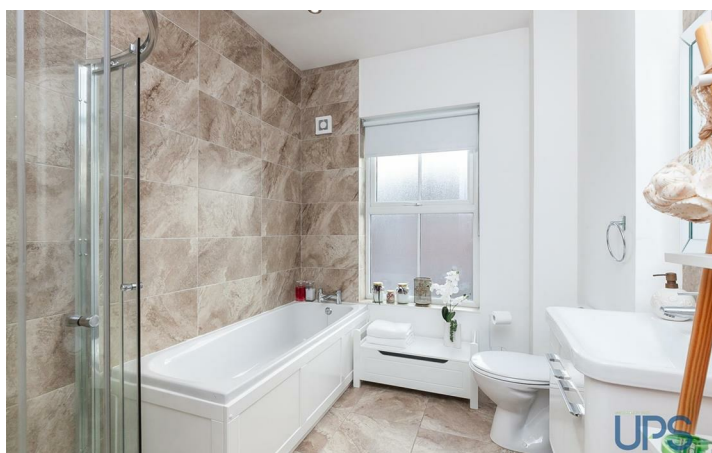








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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18180139

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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