



## 46 Killeaton Gardens, Belfast, BT17 9HF

**Price Guide £235,000**

We are pleased to present this excellent semi-detached home located in the ever popular Killeaton area, just moments from Dunmurry Village. The accommodation is spacious throughout and comprises living room, dining room, kitchen, three generous bedrooms and shower room. Outside there is a large garden to rear & front in lawn, detached garage and spacious drive providing ample car parking. Oil fired central heating and PVC double glazing are also in place. With close proximity to a range of leading schools, transport links and shops & restaurants, this is an ideal buy for the growing family looking a quality home with spacious living accommodation. Early viewing is recommended to appreciate this fine home.

- Well Presented Semi Detached Home
- Front Living Room With Open Fire
- Oil Fired Central Heating / PVC Double Glazing
- Large Gardens To Front & Rear In Lawn
- Three Good Sized Bedrooms
- Dining Room With Double Doors To Rear Garden
- Detached Garage / Spacious Driveway
- Convenient Location Close To Excellent Transport Links, Schools & The Shops Of Dunmurry Village

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(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

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC front door with glass panel inset.

**RECEPTION HALL**



Solid wood floor. Storage under stairs. Cloaks area.

**LIVING ROOM 15'8" x 11'9" (4.8 x 3.6)**



Solid wood floor. Open fire with mahogany surround, cast iron inset.

**DINING ROOM 11'1" x 10'9" (3.4 x 3.3)**



Solid wood floor. Double doors to rear garden.

**KITCHEN 15'8" x 10'5" (4.8 x 3.2)**



Excellent range of high and low level units, plumbed for washing machine, integrated oven, 4 ring hob, extractor fan, recessed spotlighting, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 11'9" x 12'1" (3.6 x 3.7)**



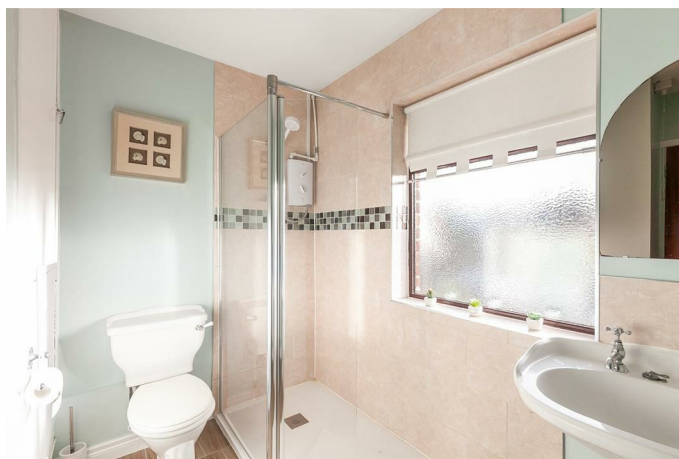
### BEDROOM TWO 11'9" x 13'1" (3.6 x 4.0)



### BEDROOM THREE 8'10" x 7'2" (2.7 x 2.2)



### SHOWER ROOM



White suite comprising low flush W.C, pedestal wash hand basin, walk in shower, part tiled walls, tiled floor.

### OUTSIDE

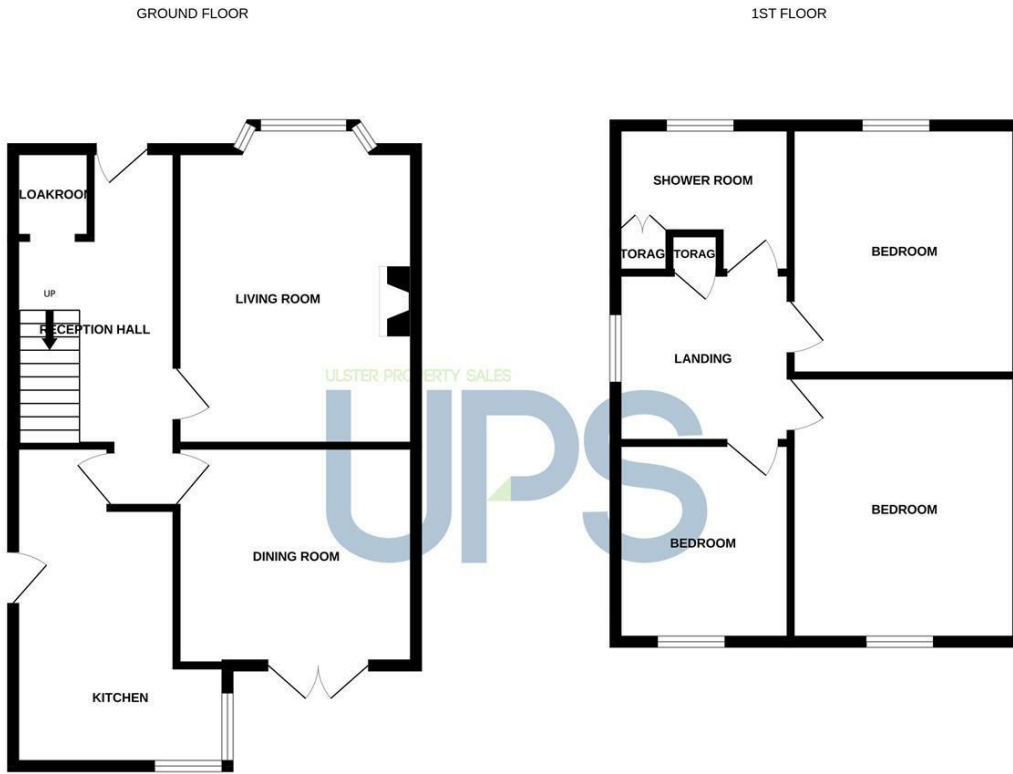


Enclosed garden to rear in lawn, front garden in lawn, spacious driveway.



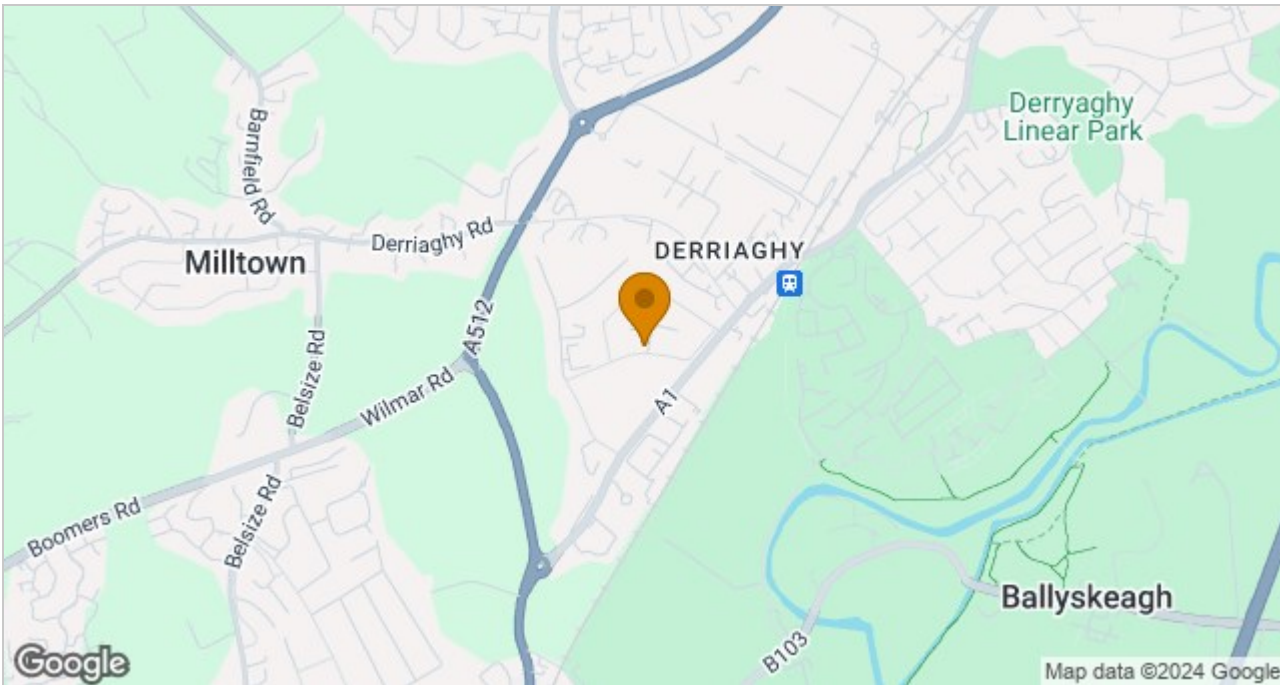
DETACHED GARAGE 16'4" x 9'2" (5.0 x 2.8)  
Up & over door.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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