



# 19 Killeaton Crescent, Dunmurry, Belfast

**OIRO £239,500** Leasehold

Extended detached bungalow

Detached bungalow | 2 Bedrooms | Lounge | Conservatory | Kitchen/family/dining | Attached garage | Gas heating | PVC Double Glazing | Chain free

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Pleasantly situated within the ever popular Killeaton area of Derriaghy, this extended detached bungalow offers deceptively spacious accommodation in a mature and established location.

The accommodation briefly comprises entrance hall, large lounge with open fire, kitchen with dining and family areas and open fire, two double bedrooms and bathroom. To the rear is a PVC double glazed conservatory.

The property has been upgraded with the addition of gas fired central heating and benefits from PVC double glazed windows, but has been priced to allow for some further cosmetic updating.

There are delightful gardens to front and rear with gated pedestrian access to the left hand side of the bungalow.

There is on site driveway parking and an attached single garage.

Early viewing is recommended by appointment with Falloon Estate Agents.

Tenure: Leasehold

Parking options: Garage, Off Street

Garden details: Private Garden

#### Entrance hall

Hardwood front door and glazed sidelight. Laminate flooring. Double panelled radiator. Cupboard with gas boiler.

#### Living room

w: 3.62m x l: 5.24m (w: 11' 11" x l: 17' 2")

Feature fireplace with marble and granite surround and hearth. Open fire. Ceiling cornice. Double panelled radiator.

#### Conservatory

w: 3.17m x l: 3.24m (w: 10' 5" x l: 10' 8")

PVC double glazed. Tiled floor.

#### Kitchen/dining

w: 3.66m x l: 5.31m (w: 12' x l: 17' 5")

Good range of high and low level units. Stainless steel sink unit, mixer tap. Space for cooker. Plumbed for washing machine. Panelled ceiling. Spotlights. 2 double panelled radiators.

Family area with granite and marble fireplace with open fire.

#### Bedroom 1

w: 3.71m x l: 3.96m (w: 12' 2" x l: 13')

Single panelled radiator. Ceiling cornice.

#### Bedroom 2

w: 2.97m x l: 4.1m (w: 9' 9" x l: 13' 5")

Laminate flooring. Built in wardrobe. Ceiling cornice. Single panelled radiator.

#### Bathroom

Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. Low flush WC. Part tiled walls. Wooden floor. Single panelled radiator

#### Garage

w: 3.22m x l: 6.26m (w: 10' 7" x l: 20' 6")

Up and over door. Pedestrian door. Light and power.

#### Outside

Front garden laid in lawn with mature shrub beds. Low boundary wall. Tarmac driveway.



Enclosed low maintenance rear garden with central lawn, mature shrub beds. Upper and lower level patio areas. Feature pond. Side gate.

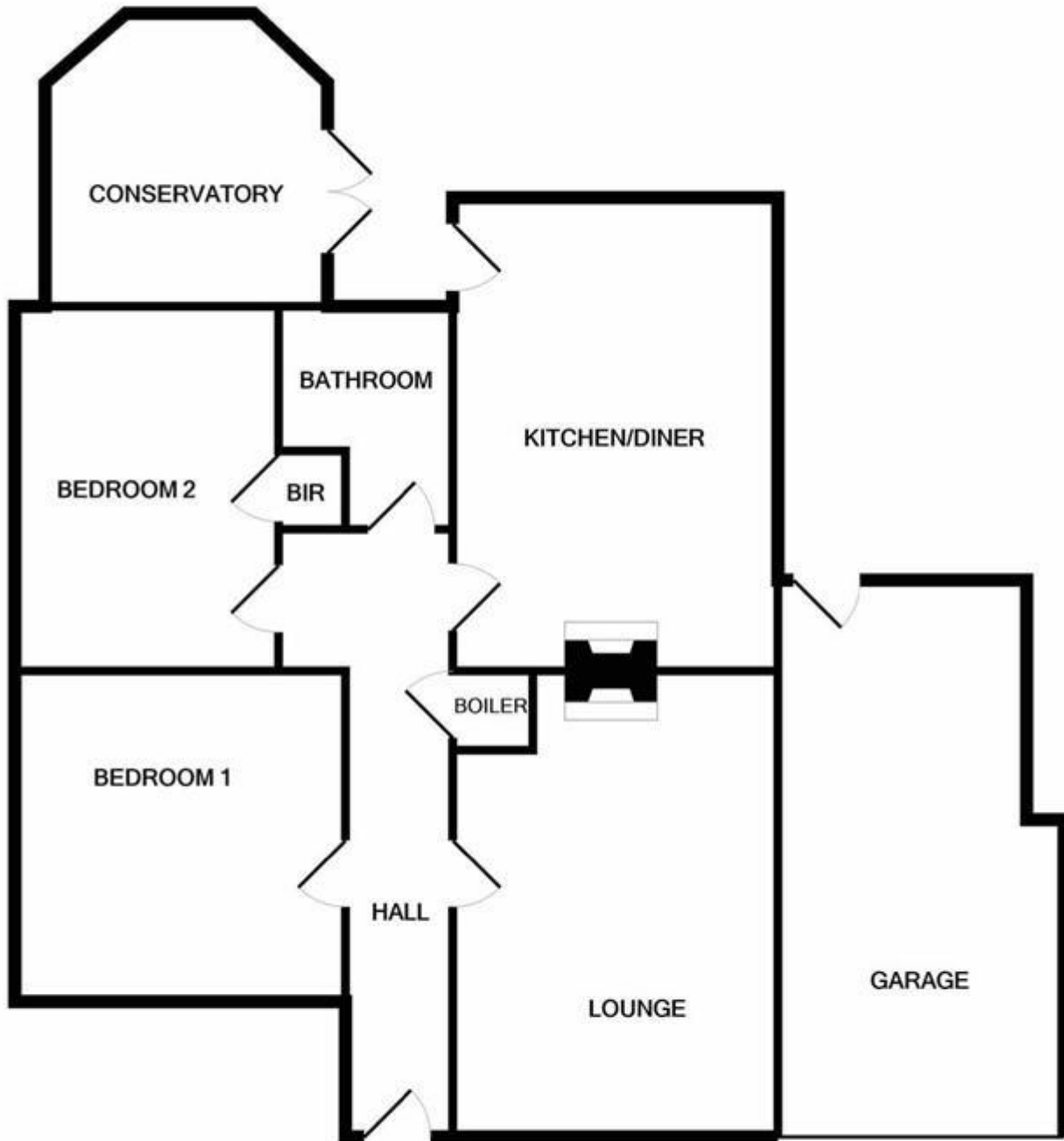
**Tenure**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**Rates payable**

Details from the LPSNI website - rates payable 2024/25 - £1348.50





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.