



29 Old Golf Course Park,
The Green,
Dunmurry,
BELFAST,
BT17 0FH

Offers Over
£545,000

Viewing by
appointment with
& through agent
028 90 663030



This detached family home is ideally situated within a highly sought after modern development in Dunmurry finished to a well maintained standard. The property boasts generous and versatile accommodation while currently being configured as a five bedroom it offers the flexibility to include up to seven with the additional rooms on the second floor serving as a study, den and exercise space. The well presented interior is perfectly complemented by a private, enclosed rear

and side garden as well as a sheltered patio area ideal for outdoor enjoyment. There is an additional pod space ideal for a number of different uses including home office or running a business.

Conveniently located close to schools, shops and public transport this exceptional home is a must see, early viewing is highly recommended.



- Spacious Detached Family Home in Popular Cul-de-sac Modern Development
- Living Room with Attractive Fireplace & Double Doors to Family Room/Play Room
 - Modern Fitted Kitchen with Breakfast Island Open to Dining & Family Area
 - Separate Utility Room & Ground Floor wc
- 5 Double Bedrooms Including 4 with Ensuite Shower Rooms & Principal with Ensuite Dressing Room
 - Additional Second Floor TV Room & Study(Potentail 6th & 7th Bedrooms)
 - Family Bathroom with White Suite
 - First Floor Gallery Reading Room or Study
 - Integral Garage & Additional Driveway Parking
 - Phoenix Gas Central Heating & Beam Vacuum System
 - Double Glazed Windows & Solid Oak Internal Doors
- Front Garden & Enclosed Rear Garden Laid in Lawns with Paved Patio Area & Built-in Barbecue
- Quiet Yet Extremely Convenient Location Close to Schools, Shops & Public Transport within Comfortable Commuting Distance to Belfast & Lisburn

The Property Comprises:

Ground Floor

Composite front door with glazed side light to . . .

SPACIOUS RECEPTION HALL: Karndean flooring, storage and cloaks area under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, Karndean floor, low voltage spotlights, extractor fan.

LIVING ROOM: 16' 2" x 10' 8" (4.93m x 3.25m) Limestone surround fireplace and hearth with gas coal effect fire, Karndean floor.



Double doors to . . .

PLAYROOM/FAMILY ROOM: 11' 1" x 10' 8" (3.38m x 3.25m) Oak PVC double glazed French doors to rear garden, feature glazed arch toplight and minstrel gallery.



MODERN OAK FULLY FITTED KITCHEN: 27' 10" x 13' 5" (8.48m x 4.09m) Range of high and low level units, granite worktops, single drainer stainless steel 1.5 bowl sink unit with mixer tap, integrated dishwasher, built-in glazed display unit, built-in high level Smeg double oven, breakfast island with granite worktop , five ring gas hob with extractor fan above, built-in breakfast bar. Open to ample dining area, plumbed for American fridge freezer, built-in gas coal effect fire, dual aspect windows, low voltage spotlights.



Access to . . .

UTILITY ROOM: 10' 3" x 5' 9" (3.12m x 1.75m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, uPVC access door to rear garden.

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Service door to . . .

INTEGRAL GARAGE: 16' 9" x 10' 4" (5.11m x 3.15m) Roller shutter door, Beam vacuum system, built-in Worcester gas fired boiler, light and power.

First Floor

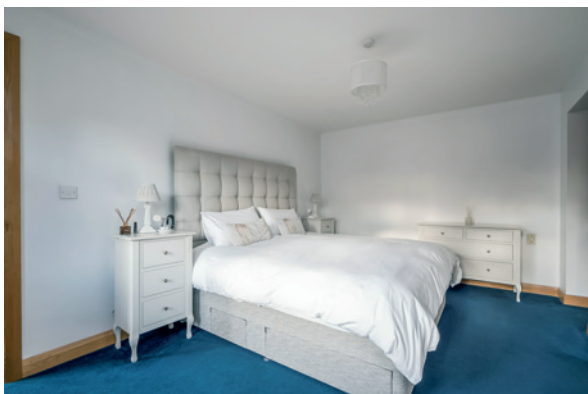
LANDING: Oak double glazed French doors to Juliet balcony with mature outlook, built-in cupboard with pressurized water cylinder and shelving above.



PRINCIPAL BEDROOM: 15' 8" x 10' 3" (4.78m x 3.12m) Mature outlook to front.

WALK-IN DRESSING ROOM: Built-in mirror fronted sliding robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, built-in shower cubicle with chrome shower unit, chrome heated towel rail, part tiled walls, low voltage spotlights, Karndean tiled floor, extractor fan.



BEDROOM (2): 12' 10" x 10' 8" (3.91m x 3.25m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, towel rail, built-in shower cubicle with chrome overhead shower unit and additional attachment, tiled splash back, porcelain tiled floor, extractor fan.



Access to . . .

STUDY: 8' 4" x 7' 9" (2.54m x 2.36m) Glazed side wall panels.

BEDROOM (3): 11' 8" x 10' 4" (3.56m x 3.15m) Access to roofspace.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, fully tiled walls, chrome heated towel rail, low voltage spotlights.



Second Floor

LANDING: Hatch to roofspace.

BEDROOM (4): 12' 9" x 10' 4" (3.89m x 3.15m) Outlook to rear garden.

BEDROOM 5/STUDY: 12' 9" x 10' 7" (3.89m x 3.23m) Oak laminate wood effect floor.



BEDROOM (6): 11' 2" x 10' 8" (3.4m x 3.25m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, heated towel rail, built-in shower cubicle with chrome overhead shower unit, tiled splashback, porcelain tiled floor, extractor fan.



BEDROOM (7): 11' 1" x 10' 4" (3.38m x 3.15m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, heated towel rail, built-in shower cubicle with chrome overhead shower unit and additional attachment, tiled splashback, porcelain tiled floor.



Outside

Driveway with off street parking, front garden laid in lawn.

Landscaped rear garden with extensive lawn, ideal for children at play, paved patio area for barbecuing and outdoor entertaining, built-in pizza oven and barbecue with tiled worktop and storage, water tap.



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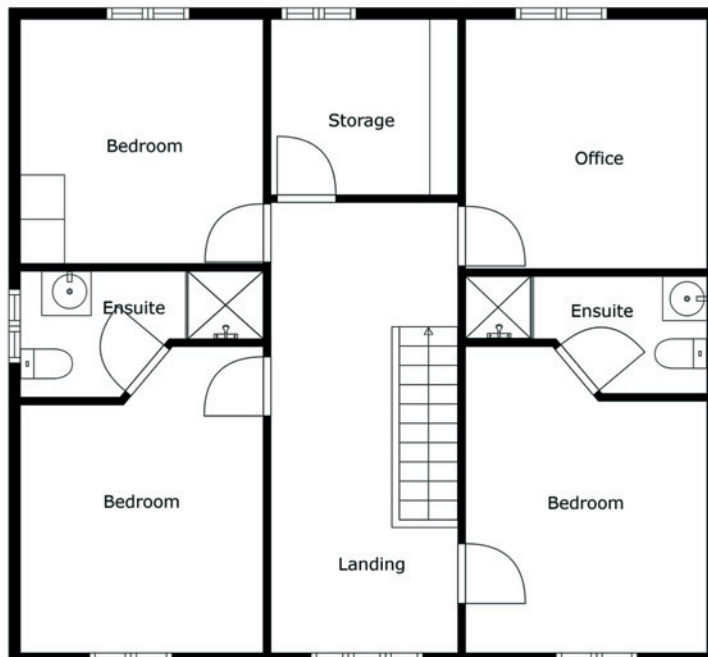
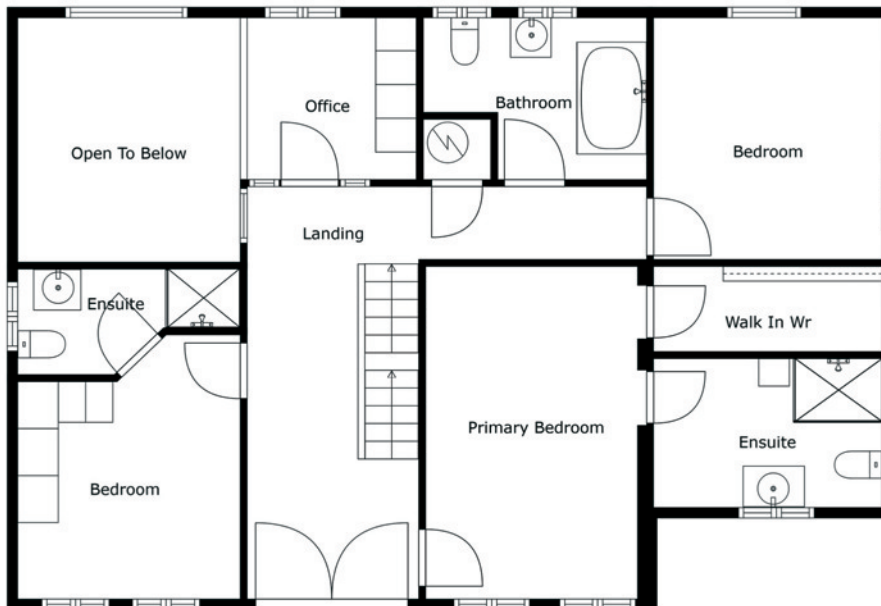
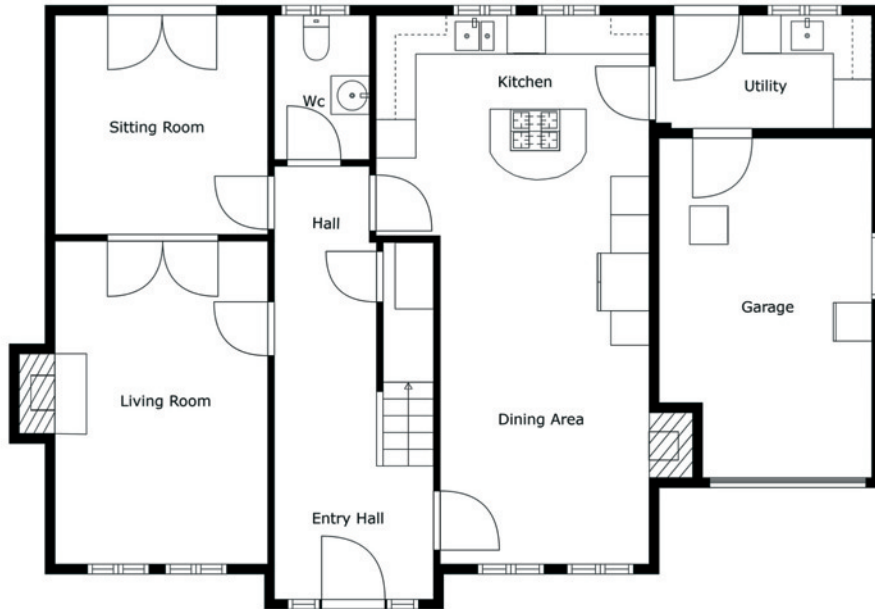
GARDEN POD: 14' 5" x 10' 10" (4.39m x 3.3m) Laminate wooden floor, light and power, low voltage spotlights.

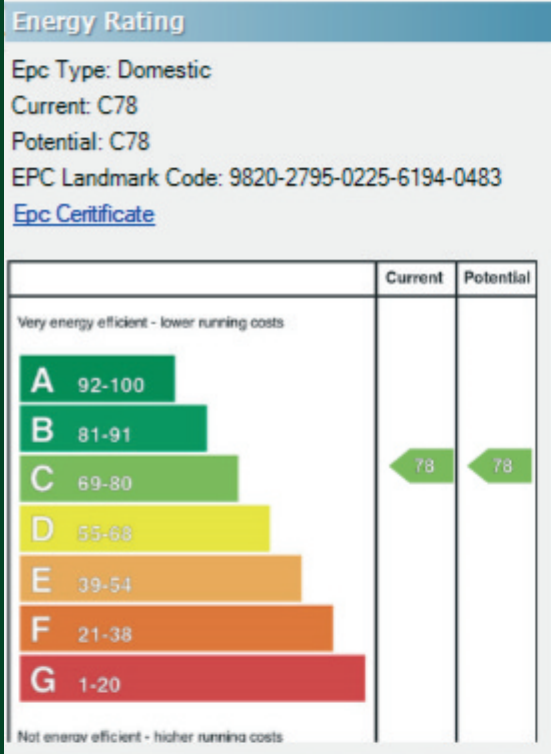
WC: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, extractor fan.



Location:

From Upper Dunmurry Lane turn onto The Green, turn right into Edenvale Park, at T-junction turn left into Edenvale Meadows which leads into Old Golf Course Park.





Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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