



12 Killeaton Place offers a superb opportunity to acquire a spacious four bedroom mid-townhouse ideally positioned just off Queensway in Dunmurry. Maintained to a great standard throughout by the current owners, number 12 provides a superb blank canvas with nothing needing done apart from simply moving in.

This address offers ease of access for the city commuter and is ideally positioned between Belfast and Lisburn with a range of local amenities including many popular restaurants, shops and sports facilities. The property lies within the catchment area to a range of the country's most prestigious schools.

The ground floor of the property comprises of a reception hall with downstairs WC, separate front living room with French Doors open to a L-Shaped kitchen living dining space and a fitted kitchen with excellent range of additional built in units and appliances.

To the first floor, the property provides four well-appointed bedrooms, main bedroom with fantastic en-suite shower room, separate family bathroom with modern white suite and additional built in storage throughout.

The property further benefits from double glazing throughout, gas fired central heating, allocated parking to the front and an enclosed low maintenance rear garden ideal for outdoor entertaining.

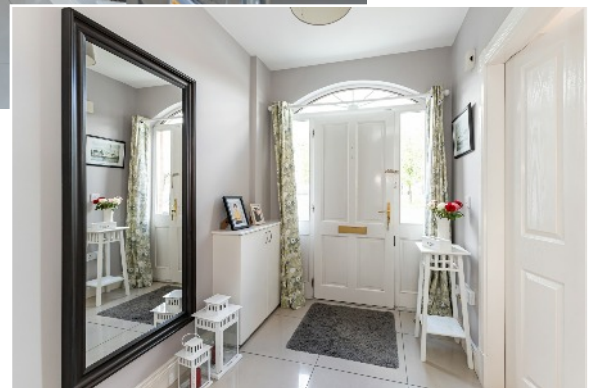
Early viewing is highly recommended to appreciate all this fantastic property has to offer.

Offers Around
£239,950

12 Killeaton Place,
Dunmurry,
BELFAST,
BT17 9HR

Viewing by
appointment with
& through agent
028 9266 1700

- Well Appointed Four Bedroom Townhouse in the Popular Killeaton Place Development, Dunmurry
- Close to Local Leading Schools and Belfast International Airport
- Positioned Just off Queensway Providing Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Malone Golf Club and Dunmurry Golf Club
- Reception Hall with Downstairs WC
- Separate Lounge with Private Outlook to Front
- Kitchen Diner with Range of Additional Built in Units and Ample Space for Casual Dining
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Private Allocated Parking to Front
- Enclosed Low Maintenance Rear Garden with Excellent Privacy
- Gas Fired Central Heating and Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Hardwood front door with glazed side lights and top light to . . .

RECEPTION HALL: Polished tiled floor, electric meter, range of built-in pull-out storage units under stairs.

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

LOUNGE: 17' 2" x 11' 7" (5.23m x 3.53m) (at widest points). Outlook to front, laminate wood effect flooring, open fire with granite inset and hearth, wooden mantle piece and surround, low voltage spotlights. French doors to . . .



KITCHEN/DINER: 22' 8" x 18' 3" (6.91m x 5.56m) (at widest points). Bespoke fitted kitchen with a range of high and low level units, laminate worktops, stainless steel single drainer sink unit with side drainer and chrome taps, space for washing machine, built-in four ring gas hob with stainless steel extractor fan and built-in oven and grill, part tiled walls, polished tiled floor, built-in fridge freezer and dishwasher, vaulted ceiling with skylight and outlook to rear garden. Ample space for casual dining, range of built-in additional storage with utility cupboard and breakfast island, hardwood double glazed door to rear garden.



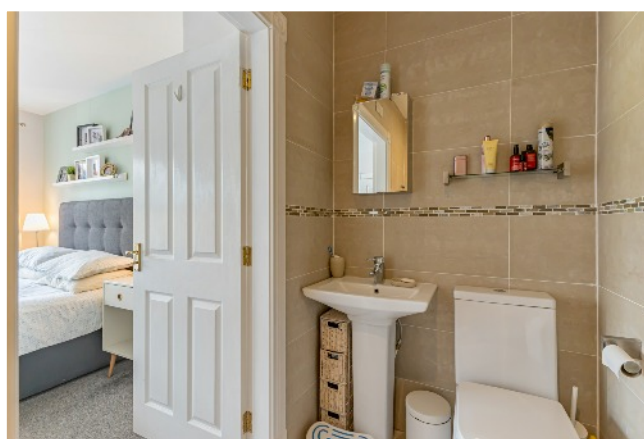
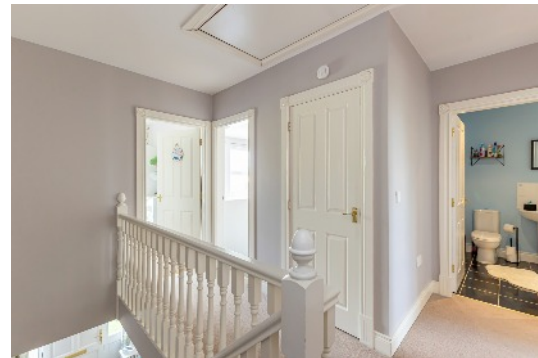
Telephone 028 9266 1700
www.templetonrobinson.com

First Floor

LANDING: Built-in hotpress with gas boiler, access to floored roofspace with light via Slingsby ladder.

BEDROOM (1): 13' 6" x 10' 8" (4.11m x 3.25m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with chrome thermostatically control valve and telephone attachment, fully tiled walls and tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 11' 6" x 8' 1" (3.51m x 2.46m) (at widest points). Outlook to rear.



BEDROOM (3): 11' 6" x 8' 0" (3.51m x 2.44m) (at widest points). Outlook to rear, built-in Sliderobes with mirrors.



BEDROOM (4): 8' 7" x 7' 2" (2.62m x 2.18m) (at widest points). Outlook to front, laminate wood effect flooring.



FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and tiled splashback, tiled floor, low voltage spotlights, extractor fan.



Outside

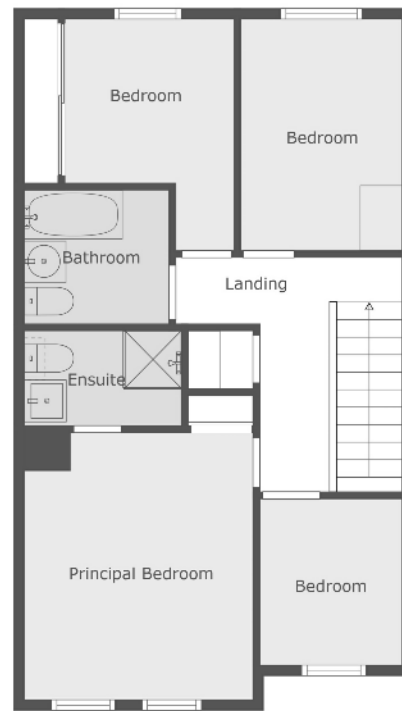
Two car parking spaces. Front garden with paved walkway to . . .

Enclosed private rear patio garden partly laid in lawns, outside tap and light, access gate to bin storage.





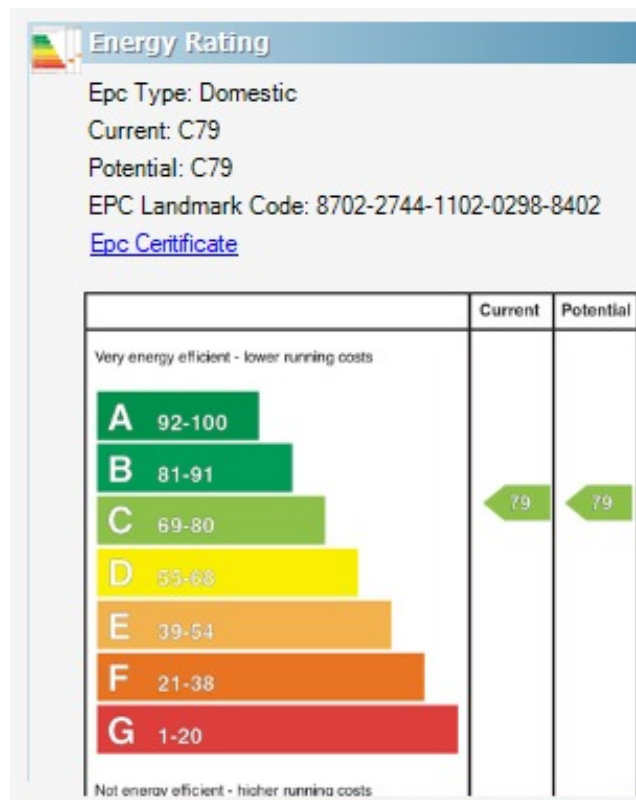
Floor 1



Floor 2

Location:

Killeaton Place is located off Queensway, Dunmurry.



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

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