



3 Eaton Park offers a superb opportunity to acquire a spacious three bedroom semi-detached ideally positioned just off Queensway in Dunmurry. Maintained and upgraded to a superb standard throughout by the current owners, number 3 provides a 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 bright reception hall with downstairs WC, separate front living room with outlook across a communal green space and an open plan kitchen diner with bespoke fully fitted kitchen and range of built in appliances and units.

To the first floor, the property provides three well-appointed bedrooms, main bedroom with modern en-suite shower room, separate family bathroom with modern white suite, additional built in storage and a fully floored roofspace accessed via a slingsby ladder.

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway with private off street parking for two to three cars and an excellent enclosed private rear garden with low maintenance and built in bar with barbeque area.

We expect interest to be high and early viewing is highly recommended to appreciate all this fantastic property has to offer.

Offers Around
£285,000

3 Eaton Park,
Dunmurry,
BELFAST,
BT17 9FX

Viewing by
appointment with
& through agent
028 9266 1700

- Well Appointed and Upgraded Three Bedroom Semi Detached Positioned in the Popular Eaton 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
- Bright Reception Hall with Downstairs WC
- Separate Lounge with Private Outlook to Front Across Communal Green Space
- Kitchen Diner with Range of Additional Built in Units and Ample Space for Casual Dining
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Fully Floored Roofspace Accessed Via Slingsby Ladder
- Tarmac Driveway with Private off Street Parking for Two to Three Cars
- Enclosed Low Maintenance Rear Garden with Excellent Privacy and Built in Bar / Barbecue Area
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass toplight to:

RECEPTION HALL: Tiled floor with cloaks area.

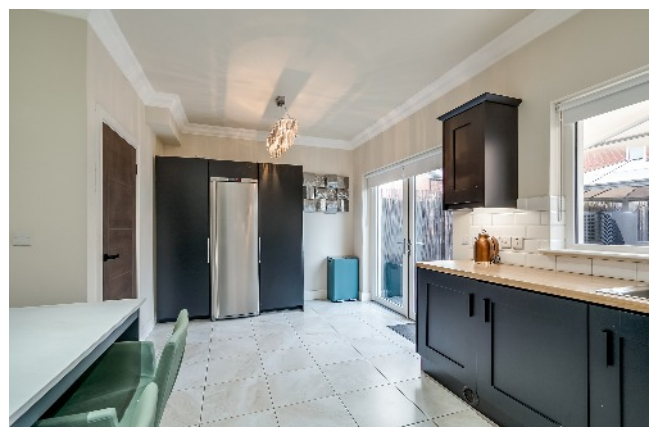
LIVING ROOM: 18' 3" x 12' 11" (5.56m x 3.94m) (at widest points). Outlook to front. Laminate wood effect flooring. Cornice ceiling.



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

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KITCHEN/DINER: 19' 5" x 11' 7" (5.92m x 3.53m) (at widest points). Bespoke fully fitted kitchen, range of high and low level units, laminate wood effect work surfaces, four ring stainless steel gas hob with built-in stainless steel extractor hood above. Tiled walls, tiled floor. Integrated dishwasher, stainless steel single drainer sink unit with matt black mixer tap. Access to gas boiler. Built-in washing machine and tumble dryer, plumbed for American style fridge/freezer. Tiled floor, cornice ceiling, low voltage spotlights. uPVC double glazed French doors to rear garden.



First Floor

LANDING: Built-in hotpress. Access hatch to fully floored roofspace via Slingsby type ladder. Light, clothes rails.

BEDROOM (3): 9' 7" x 8' 3" (2.92m x 2.51m) (at widest points). Outlook to rear.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and vanity unit below, tiled splashback, panelled bath with chrome mixer tap, part tiled walls, tiled floor, chrome heated towel rail. Fully tiled corner shower unit with glass bi-folding door, Redring electric shower with telephone attachment.



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BEDROOM (2): 11' 2" x 9' 7" (3.4m x 2.92m) (at widest points). Outlook to rear.



BEDROOM (1): 13' 4" x 12' 3" (4.06m x 3.73m) (at widest points). Outlook to front. Laminate wood effect flooring.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button. Floating wash hand basin with half pedestal, chrome mixer tap and tiled splashback. Tiled floor. Corner shower cubicle with glass sliding door, shower with thermostatic control valve and telephone attachment, part tiled walls, tiled floor. Frosted glass picture window, extractor fan.



Outside

Tarmac driveway with off-street parking for 2-3 cars. Paved walkway.

Extensive, enclosed private rear garden mainly in lawns, part patio, built-in bar/barbecue area.

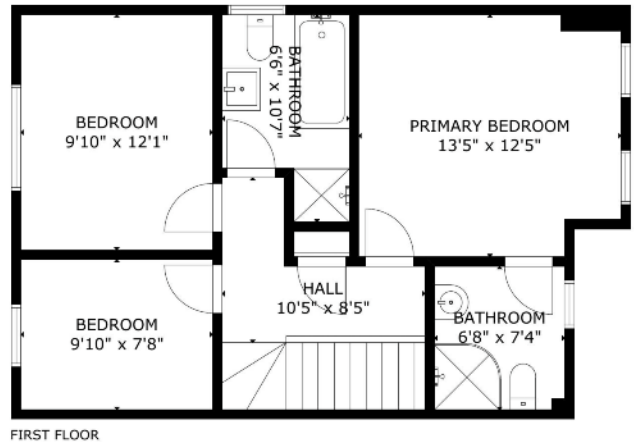
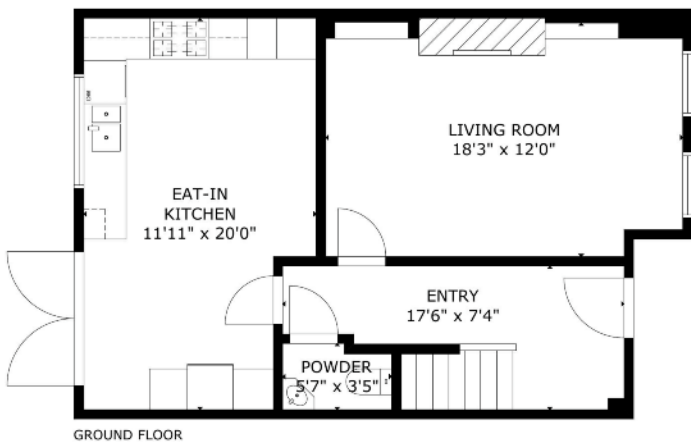
Access gate to side, paved walkway, bin store.



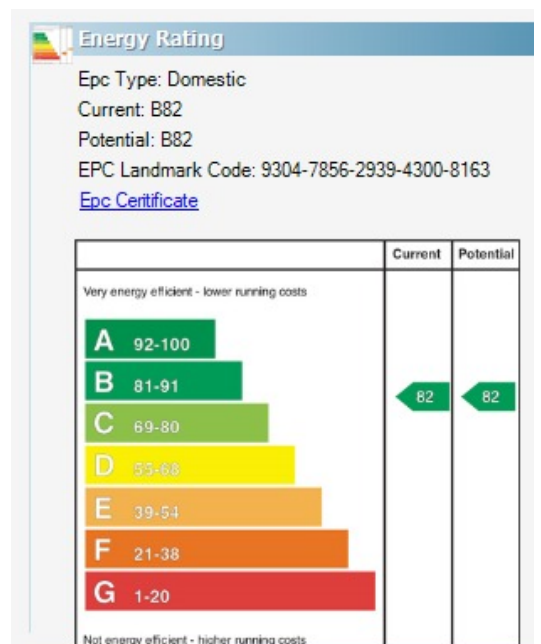
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Location:

Eaton Park is located off Queensway, Dunmurry.



GROSS INTERNAL AREA
TOTAL: 1180 sq.ft
GROUND FLOOR: 587 sq.ft, FIRST FLOOR: 593 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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