



This excellent semi-detached property has a beautiful homely feel and occupies a much sought after location whilst at the same time being extremely convenient to a host of amenities including those in nearby Dunmurry and easy access to both Lisburn and Belfast.

The property has been well finished throughout and comprises of entrance hall with cloakroom/wc, living room with electric fireplace, modern fully fitted open plan kitchen to dining area with access to rear garden. To the first floor are four good-sized bedrooms with the principal bedroom incorporating an ensuite shower room and a modern bathroom.

The garden is private and south-westerly facing which enjoys the afternoon and evening sunshine, two driveway car-parking spaces. This home is ready for any buyer to move in and enjoy.

Offers Over  
£279,950

30 Killeaton Place,  
Dunmurry,  
BELFAST,  
BT17 9HR

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent semi-detached modern property
- Development within a short distance from many local amenities
- Spacious reception hall with cloakroom/wc
- Living room with feature fireplace
- Modern fully fitted kitchen with range of integrated appliances open plan to ample dining area and access to rear garden
- Four good-sized bedrooms including principal with ensuite shower room
- Modern bathroom
- Private driveway with parking for two cars
- Gas fired central heating/Double glazed windows
- Extremely convenient to both Belfast and Lisburn with excellent access to public transport
- Enclosed south west facing rear garden, ideal for outdoor entertaining
- Beautiful homely feel throughout and finished to a high standard

The Property Comprises:

## Ground Floor

Hardwood front door with glazed side light and top light to:

RECEPTION HALL: Laminate wooden floor. Cloaks area.



DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit, chrome mixer tap, built-in cabinet below, fully tiled walls, ceramic tiled floor.

LIVING ROOM: 16' 10" x 11' 5" (5.13m x 3.48m) Laminate wooden floor. Resin surround fireplace with tiled inset and hearth, gas coal effect fire.



Glazed double doors to:

KITCHEN/DINING AREA: 22' 3" x 18' 2" (6.78m x 5.54m) (at widest points). Modern fully fitted kitchen with range of high and low level units, laminate worktops, single drainer one and a half bowl stainless steel sink unit, mixer taps, plumbed for washing machine, built-in oven, four ring gas hob with extractor fan above. Part tiled walls, built-in wine rack and additional larder cupboards. Mature outlook to rear garden. Feature glass wall. Glazed access door to garden. Open to ample dining area with ceramic tiled floor. Dual aspect windows.



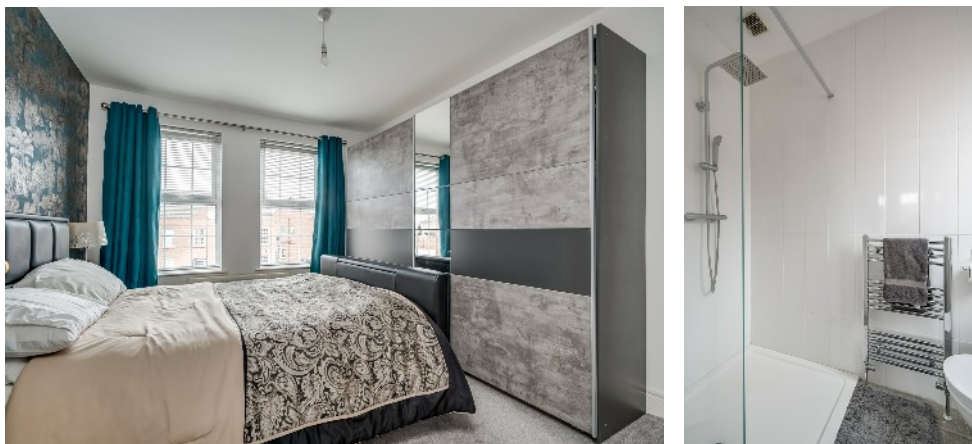
First Floor

LANDING: Access to partially floored roofspace with light. Airing cupboard with Ideal gas fired boiler (approx 2 years old).



PRINCIPAL BEDROOM: 13' 8" x 10' 4" (4.17m x 3.15m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps, walk-in shower cubicle with chrome overhead shower unit, chrome heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan.



BEDROOM (2): 9' 9" x 8' 7" (2.97m x 2.62m) Outlook to rear garden.



BEDROOM (3)/CINEMA ROOM: 11' 4" x 8' 11" (3.45m x 2.72m) Laminate wooden floor.



BEDROOM (4)/STUDY: 8' 9" x 7' 2" (2.67m x 2.18m)



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps. Panelled bath with shower screen, built-in chrome shower unit, ceramic tiled floor, fully tiled walls. Chrome heated towel rail.



## Outside

Brick paved driveway with off-street parking for two cars. South-westerly rear garden laid in lawns with raised timber decking and loose stone enjoying afternoon/evening sun. Excellent degree of privacy. Garden shed. Water tap, PVC fascia and soffit boards.

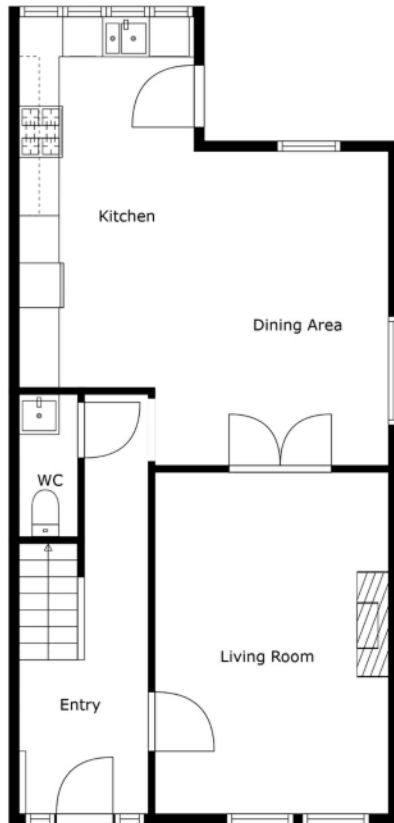


## Location:

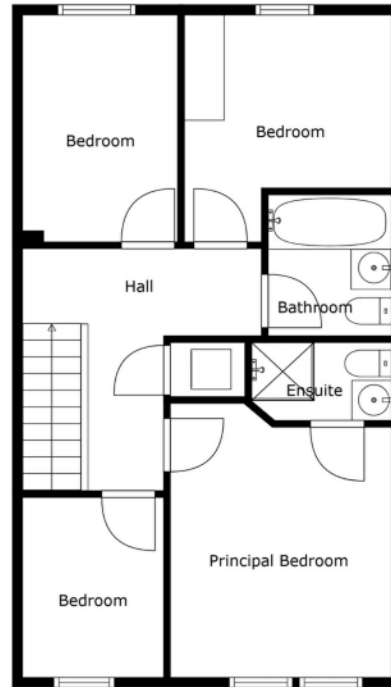
Coming from Belfast, continue through Dunmurry towards Lisburn. Killeaton Place is on the left hand side after Derriaghy Cricket Club.

**Telephone 028 9066 3030**

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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

### Energy Rating

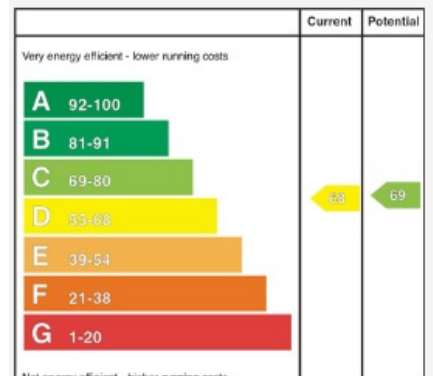
Epc Type: Domestic

Current: D68

Potential: C69

EPC Landmark Code: 9091-4517-9029-1320-8913

[Epc Certificate](#)



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 Lisburn - 028 92 66 1700  
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