



11 EATON COURT, DUNMURRY, BELFAST, BT17 9FT



A magnificent, well maintained and presented semi detached family home that enjoys a mature, private, south facing cul de sac position within this private residential, highly regarded development. Three excellent, bright double bedrooms. Principle bedroom with luxury ensuite shower room. One generous reception room. Luxury fitted kitchen open to a casual dining area plus a further living space with feature double patio doors with floor to ceiling corner windows. White bathroom suite. Downstairs cloakroom / separate w.c. Upvc double glazed windows. Gas fired central heating system. Good, fresh, youthful presentation. A very comfortable semi-detached family home with plenty of open area's allowing lots of natural light that provides a real sense of space. This property is superbly placed within this small and preferred residential development tucked away between both Belfast and Lisburn, close to arterial routes, the motorway network, and walking distance to the newly upgraded and extended Derriaghy railway station, to name a few! Fantastic doorstep convenience. Well worth a viewing.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £238,500

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Key Features

- A magnificent well maintained and presented semi detached family home.
- Principle bedroom with luxury ensuite shower room.
- Luxury fitted kitchen open to a casual dining area / further living space with double patio doors.
- Downstairs cloakroom / separate w.c.
- Gas fired central heating system.
- Three excellent, bright, double bedrooms.
- One generous reception room.
- White bathroom suite.
- Upvc double glazed windows.
- Good, fresh, youthful presentation.





GROUND FLOOR

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

15'3 x 13'4

Feature contemporary fireplace, wooden effect strip floor.

LUXURY FITTED KITCHEN / DINING AREA / FAMILY AREA

16'1 x 16'5

Excellent range of high and low level units, formica work surfaces, plumbed for washing machine, tiling, ceramic tiled floor, overhead extractor hood, 4 ring gas hob, built-in oven, single drainer stainless steel sink unit, Upvc double glazed double patio doors, feature floor to ceiling corner window.

DOWNSTAIRS

CLOAKROOM

Low flush w.c, wash hand basin with vanity unit. Feature flooring.

FIRST FLOOR

PRINCIPLE BEDROOM 1

11'2 x 9'9

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin with vanity unit, ceramic tiled floor, tiling, thermostatically controlled shower unit.

BEDROOM 2

11'12 x 9'9

BEDROOM 3

8'4 x 7'8

WHITE BATHROOM SUITE

Paneled bath, wash hand basin with vanity unit, tiling, ceramic tiled floor, telephone hand shower, chrome effect sanitary ware, chrome heated towel rail. Low flush W.c.

OUTSIDE

Driveway / car parking to front. Enclosed and private to rear with lawns, flagging and fencing.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18283198

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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