

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)



**52 The Green**

Dunmurry, BT17 0QA

**Asking Price £185,000**

## KEY FEATURES

- Well Presented Semi-Detached Villa
- Excellent Location Within Walking Distance Of Dunmurry Village
- Many Local Amenities Are Close At Hand
- Belfast And Lisburn Easily Accessible By Car, Bus Or Train
- Bright And Spacious Through Lounge
- Open To Kitchen
- Three First Floor Bedrooms
- First Floor Luxury Shower Room
- Raised Decking And Tiered Rear Garden
- Gas Heating
- Double Glazing
- Excellent First Time Buy
- Established And Sought After Residential Location



## SUMMARY

Well presented semi-detached house well positioned in a well established and very popular residential area.

The property benefits from an excellent location within walking distance of the vibrant Dunmurry village. Main arterial routes and public transport services are easily accessible linking Belfast, Lisburn and surrounding towns.

The property comprises of a through lounge and kitchen on the ground floor. Three bedrooms and well appointed shower room are to the first floor. The property further benefits from a front garden, driveway parking, a large rear garden and raised decking, ideal for year round entertaining.

Early viewing is advised to appreciate this fine home..

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, under stair storage

**LIVING ROOM:** 23' 9" x 14' 8" (7.24m x 4.47m)

Wooden floor, cornicing, double doors to rear garden, electric wall mounted fire.

**Open to kitchen**

**KITCHEN:** Range of high and low level units with under lighting, chrome handles, glass display cabinet, wine rack, stainless steel sink unit, formica work surfaces, integrated oven and hob and extractor fan over

### First Floor

**BATHROOM:** Luxury shower cubicle with jet shower, wash hand basin with chrome taps, heated chrome towel radiator, curved bath with chrome taps and fittings, low flush w.c, fully tiled walls

**BEDROOM (1):** 12' 1" x 9' 3" (3.68m x 2.82m)

**BEDROOM (2):** 11' 4" x 8' 4" (3.45m x 2.54m)

**STUDY:** 6' 1" x 5' 2" (1.85m x 1.57m)

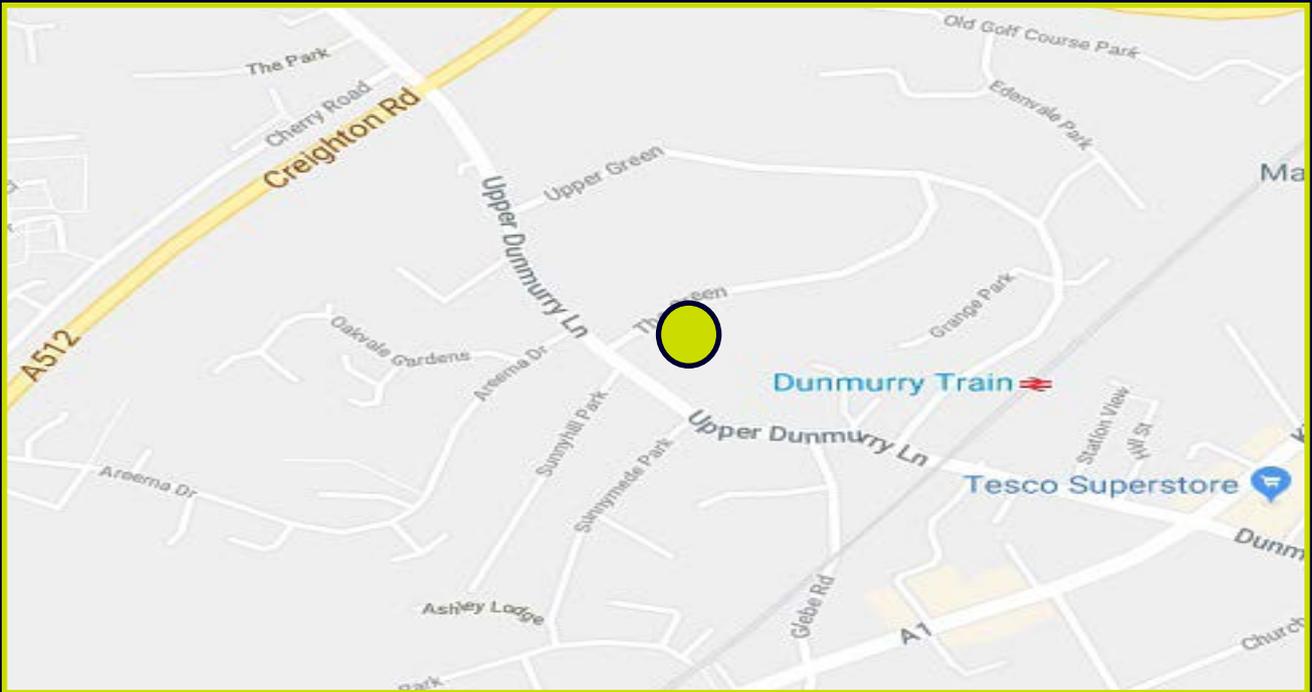
### Outside

Driveway parking. Front garden laid in lawn. Rear garden laid in lawn with shrubs, hedges and raised decking.

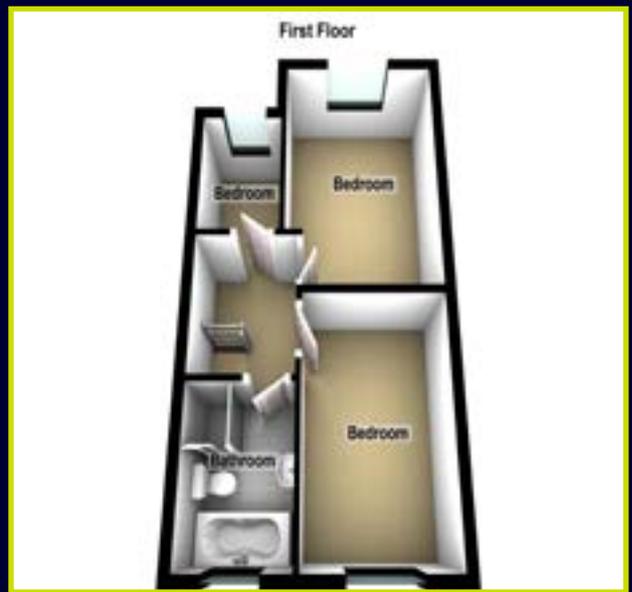
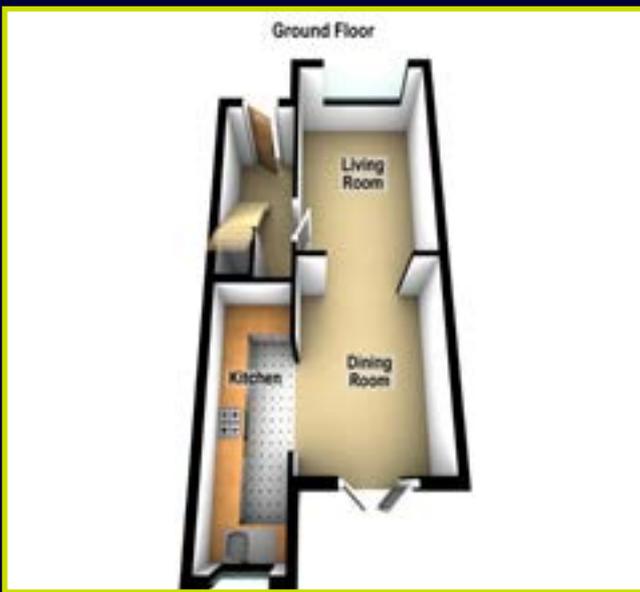




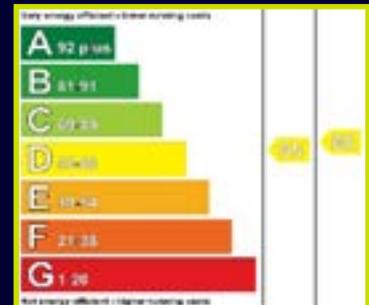
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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