

Dougan

RESIDENTIAL

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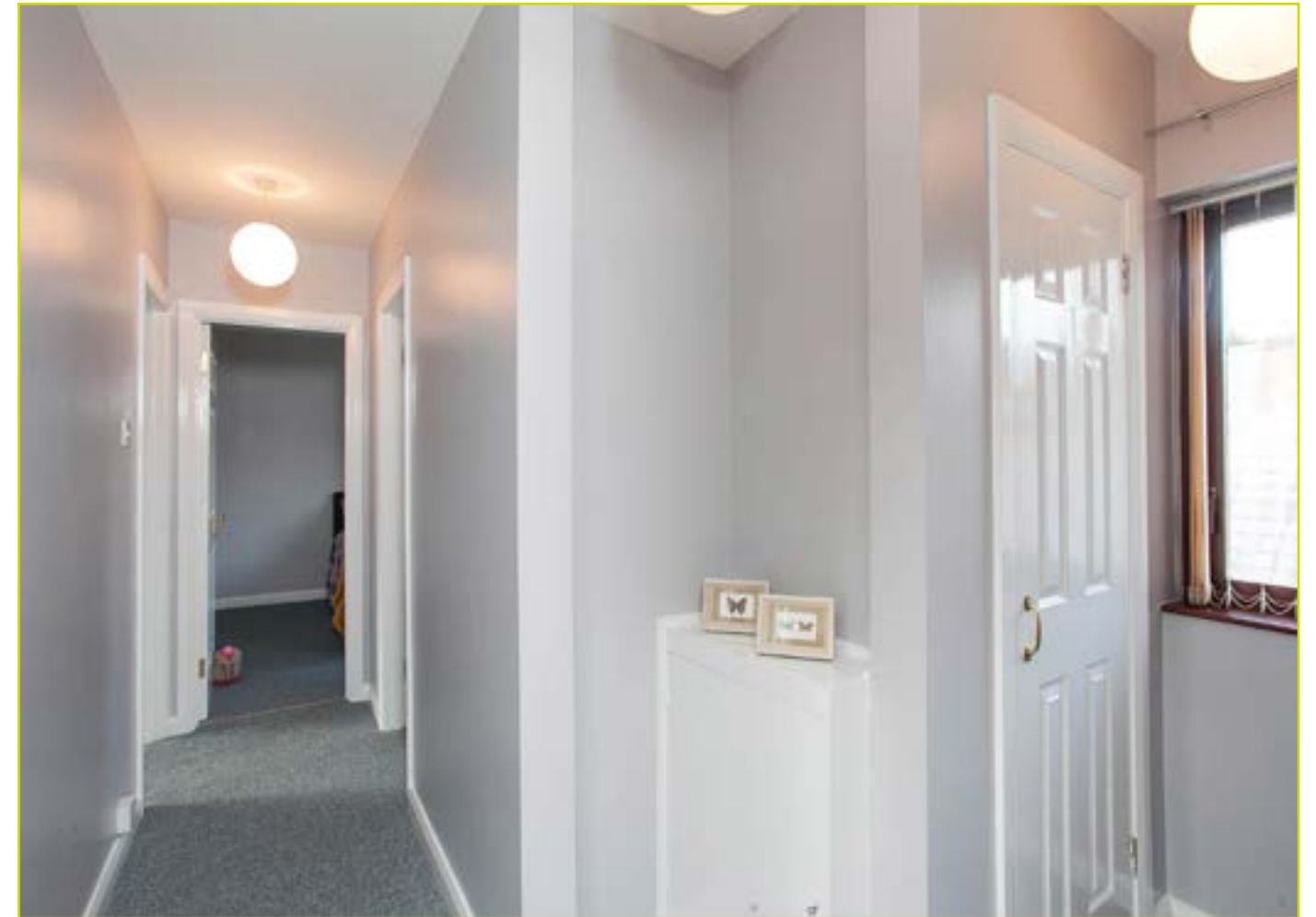


2 Lyme Grove, Ulster Avenue
Dunmurry, BT17 9RG

Asking Price £122,500

KEY FEATURES

- Well Presented First Floor Apartment With Own Door Access
- Positioned In A Block Of Only 2 Apartments
- Dunmurry Village Within Easy Walking Distance
- Main Arterial Routes And Public Transport Services Close At Hand
- Belfast And Lisburn Easily Accessible
- Modern Kitchen Open To Living / Dining
- Two Double Bedrooms
- Bathroom In White Suite
- Private Enclosed, Paved Rear Garden
- Two Allocated Parking Spaces
- Gas Heating / Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented first floor apartment, with own door access, located within walking distance of all the amenities of Dunmurry Village. Belfast city centre and Lisburn are easily accessible by bus, car or rail.

The Lyme Grove development was constructed in c.2000 and comprises of only ten apartments and apartment 2 is perfectly positioned in a block of only two apartments. The accommodation briefly comprises of a bright and spacious living room open to a modern kitchen, two double bedrooms and a well appointed bathroom in white suite.

This fine apartment also benefits from allocated parking for two cars, a private and enclosed rear garden, gas heating and double glazing.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Double glazed front door, staircase to first floor

First Floor

LANDING: Cloakroom with gas boiler

OPEN PLAN KITCHEN / LIVING / DINING: 20' 3" x 16' 2" (6.17m x 4.93m) Measurement at widest points.

Kitchen: Excellent range of high gloss units with formica work surfaces, breakfast bar, stainless steel sink unit, integrated oven and four ring gas hob, extractor fan over, space for under counter fridge and freezer, plumbed for washing machine

Living Room: Solid oak floor, feature gas fire with tiled hearth and wooden mantle.

BEDROOM (1): 13' 2" x 10' 6" (4.01m x 3.2m)

BEDROOM (2): 9' 10" x 9' 9" (3m x 2.97m) Built in mirrored robes

BATHROOM: White suite comprising of a panel bath, low flush w.c, pedestal wash hand basin with chrome taps, fully tiled walls, tiled floor

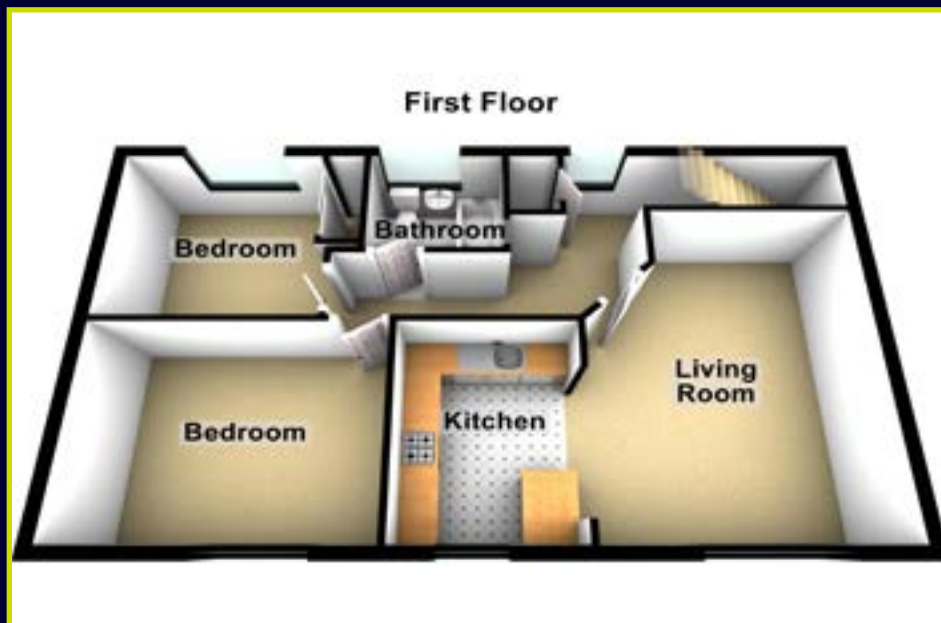
Outside

Private and enclosed, paved rear garden.
Two allocated parking spaces.

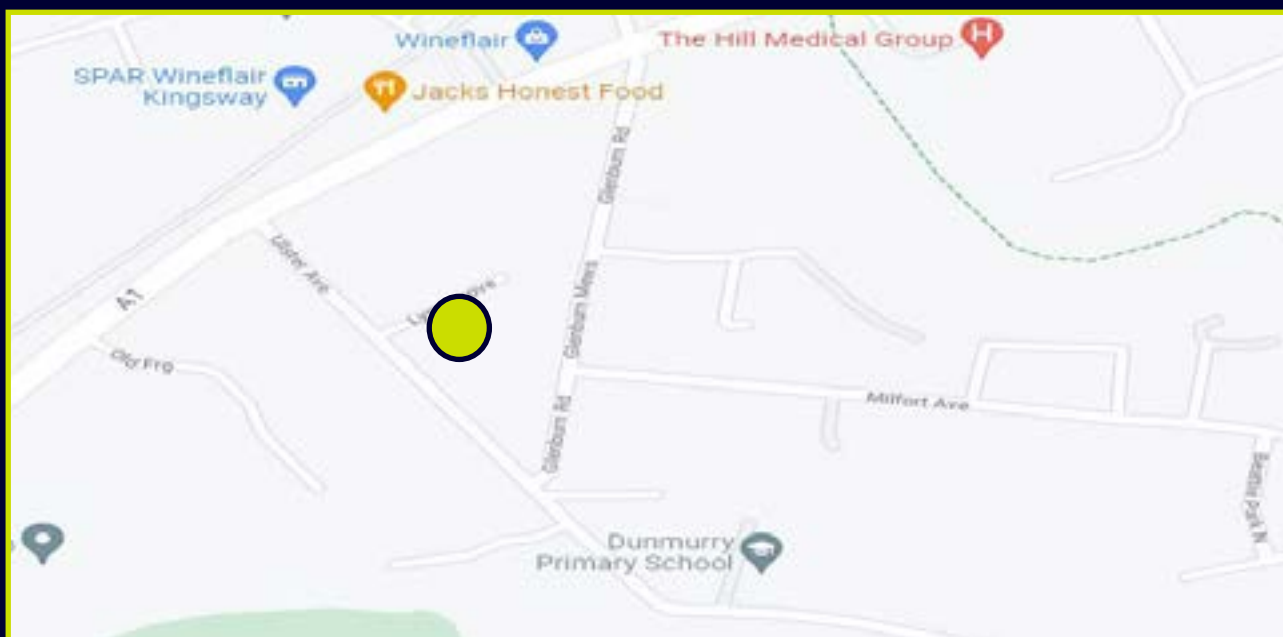




FLOOR PLAN (NOT TO SCALE)



LOCATION MAP



EPC



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