

simon**BRIEN**
RESIDENTIAL

25 Eaton Park,
Dunmurry, BT17 9FX



Offers Over £260,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Semi-Detached Property In An Extremely Popular Development
- High Specification & Turnkey Finish Throughout
- Spacious Lounge With Feature Fireplace
- Modern Fitted Kitchen With Integrated Appliances, Open Plan To Dining Area With Double uPVC Doors Leading Outside
- Three Generous Bedrooms
- Ensuite Shower Room
- Ground Floor WC
- Luxury Four Piece Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Private Driveway Parking For Multiple Vehicles
- Luxury Insulated Outside Garden Room – Ideal For Working From Home
- Fully Enclosed & Private Rear Garden

SUMMARY

Simon Brien Residential are delighted to offer this well presented three bedroom semi-detached home which is finished to a high standard throughout. Situated in the quiet residential area of "Eaton Park" in Dunmurry, the property has the ideal location with Lisburn and Belfast only a few minutes' drive away. The property is ideal for commuters with the M1 and the International Airport being only a short drive away. There is also a host of local amenities and schools in the immediate area, making this an ideal purchase.

Internally, the accommodation comprises three generous bedrooms including a master with ensuite shower room, well-appointed lounge, kitchen / diner, family bathroom, downstairs WC, and immaculate presentation throughout. Externally the property benefits from driveway parking, enclosed rear garden and a fabulous garden room ideal for working from home.

Being in an area of high demand and the home still retaining that "turnkey" finish, this property really has to be viewed to appreciate all it has to offer.



ACCOMMODATION

ENTRANCE

uPVC front door leading to:

GROUND FLOOR

RECEPTION HALL:

Ceramic tiled floor.

DOWNSTAIRS WC:

Ceramic tiled floor. Low flush WC.
Pedestal wash hand basin.



LIVING ROOM:

19' 2" x 11' 5" (5.84m x 3.48m)

Laminate wood floor. Feature fireplace.





KITCHEN/DINING AREA:

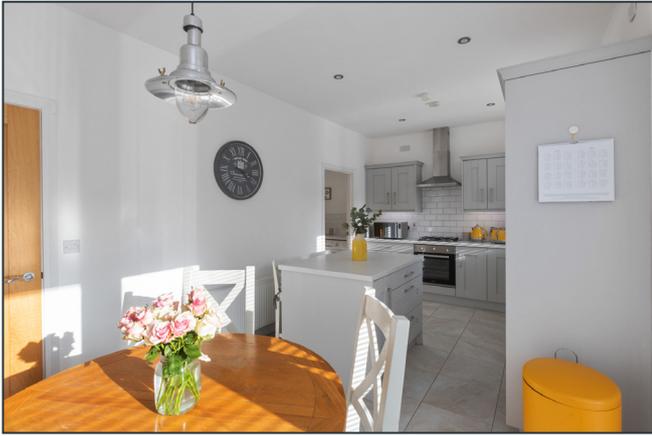
18' 10" x 9' 9" (5.74m x 2.97m)

Range of high and low level units. Integrated fridge freezer and dishwasher. Electric oven. 4 ring gas hob with stainless steel extractor fan. Gas boiler. Ceramic tiled floor. Low voltage spotlighting. uPVC double doors leading outside.





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UTILITY ROOM:

Low level units. Stainless steel sink unit. Plumbed for washing machine. Space for dryer. Ceramic tiled floor. Walk-in storage cupboard.



FIRST FLOOR

MAIN BEDROOM:

14' 6" x 9' 8" (4.42m x 2.95m)



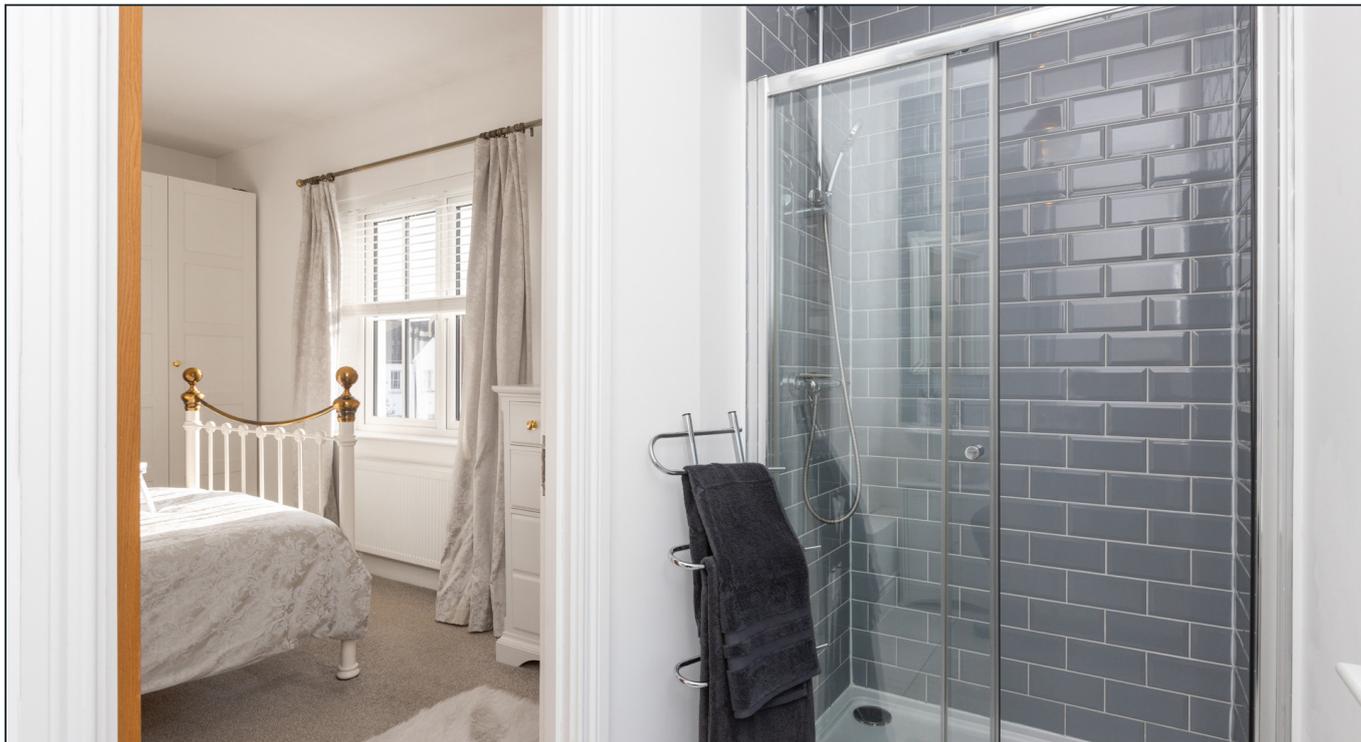
ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled double shower. Extractor fan. Ceramic tiled floor.

BEDROOM (2):

10' 10" x 9' 7" (3.3m x 2.92m)

Accommodates a double bed comfortably.



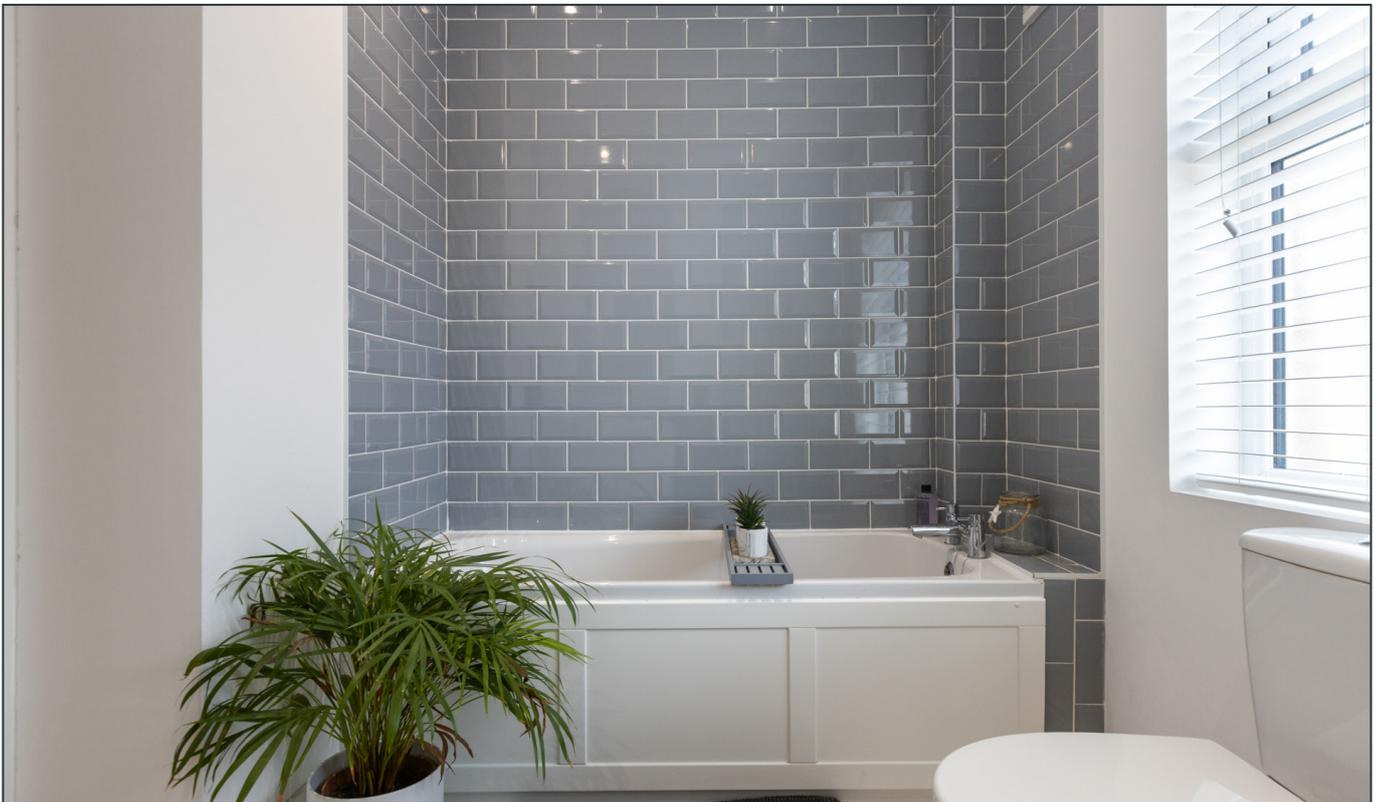
BEDROOM (3):

11' 6" x 7' 9" (3.51m x 2.36m)



BATHROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Fully tiled corner shower cubicle with electric shower. Bath with tiled surround. Low voltage spotlighting. Ceramic tiled floor. Extractor fan. Chrome heated towel rail.



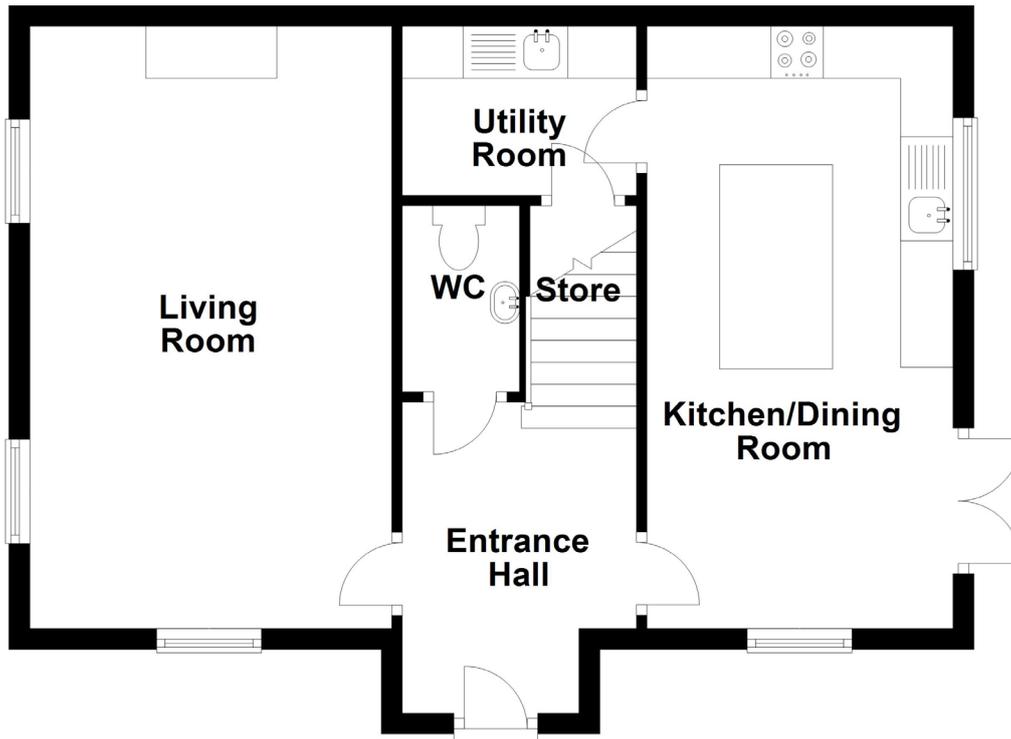
OUTSIDE

EXTERNAL AREAS:

Terrific corner site with garden in lawn to front and side. Enclosed rear garden bordered by timber fencing and sitting area with timber decking. Outside tap and light. Tarmac driveway parking.

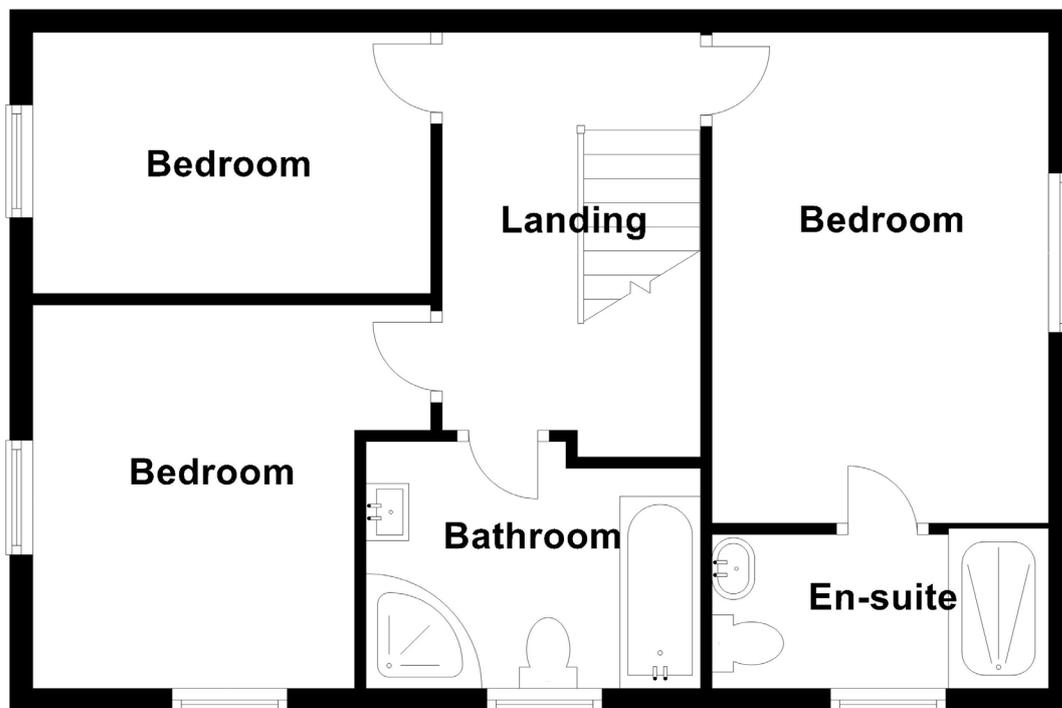


Ground Floor

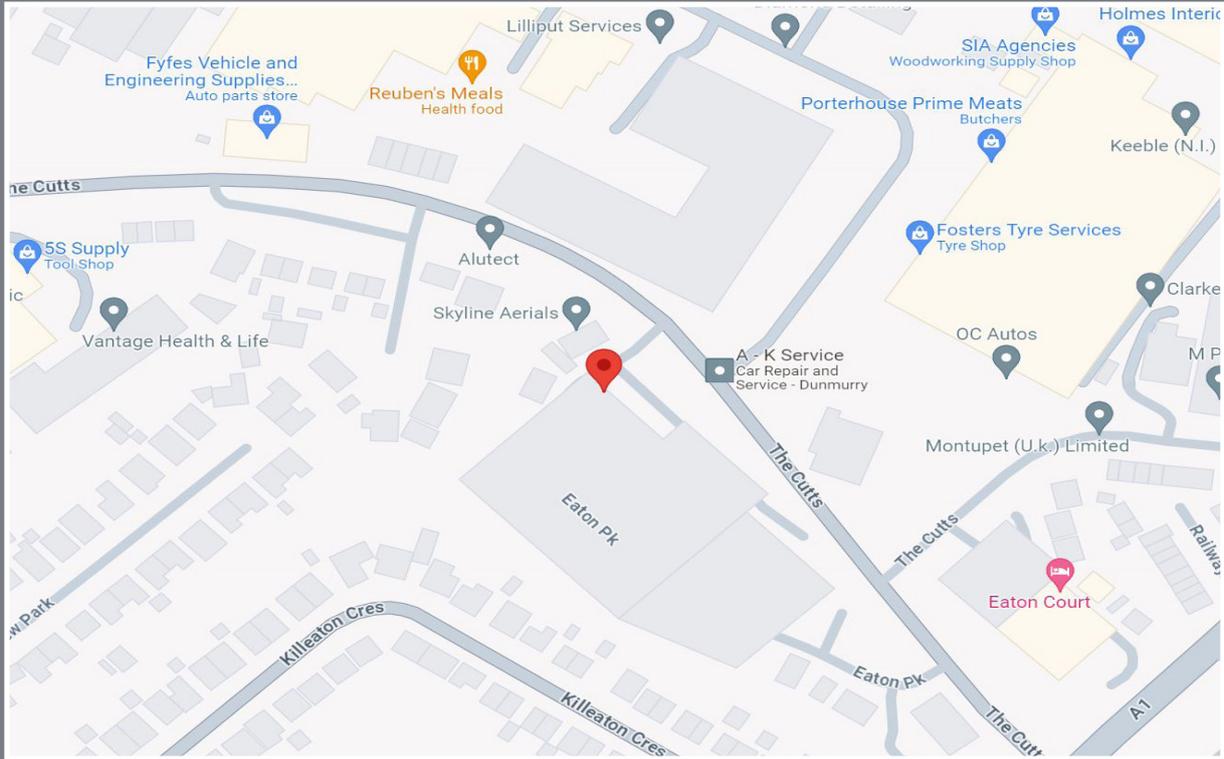


This plan is for illustrative purposes only.
Plan produced using PlanUp.

First Floor



Location



25 Eaton Park, Dunmurry

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/J/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9533-0834-6320-1902-3992

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