

54 Eaton Park,
Belfast, BT17 9FX



Offers Over £275,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Detached Property In An Extremely Popular Development.
- Spacious Lounge.
- 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 Several Vehicles.
- Fully Enclosed & Private Rear Garden.

DESCRIPTION

Simon Brien Residential are delighted to offer this well presented three bedroom detached home which is finished to a high standard throughout and situated on a corner site. 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. Externally the property benefits from driveway parking and an enclosed rear garden.

This is one of the few detached properties in this development and it must be viewed to appreciate all it has to offer.

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

uPVC front door to entrance hall with ceramic tiled floor.



GROUND FLOOR

DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin, extractor fan.



LIVING ROOM:
17' 6" x 9' 5"
(5.33m x 2.86m)
Solid wood floor.



KITCHEN/DINING AREA:
17' 6" x 8' 11" (5.33m x 2.73m)

Ceramic tiled floor, range of high and low level units, intergrated fridge freezer, stainless steelo sink unit. 'Hooves' intergrated dishwasher, under bench electric oven, low voltage spotlighting, twin uPVC double doors leading to patio.





UTILITY ROOM:

Ceramic tiled floor, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, under stairs storage cupboard.



FIRST FLOOR

LANDING:

Solid wood floor, access to roofspace.



MAIN

BEDROOM:

13' 6" x 9' 5"
(4.11m x 2.88m)

Solid wood floor.



ENSUITE SHOWER ROOM:

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, extractor fan.



BEDROOM (2):

12' 0" x 9' 0" (3.66m x 2.75m)

Solid wood floor.



BEDROOM (3):

8' 12" x 7' 1" (2.74m x 2.17m)



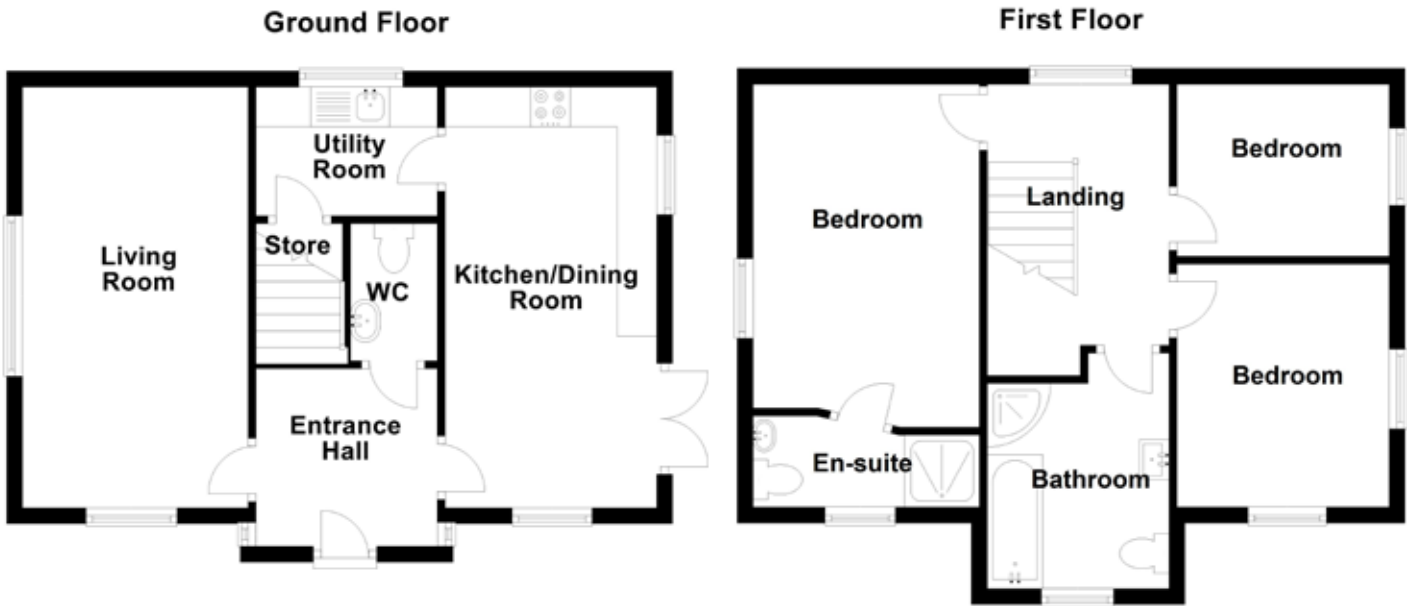
BATHROOM:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, bath with partly tiled walls, fully tiled corner shower cubicle 'Redring' electric shower, low voltage spotlighting and extractor fan.

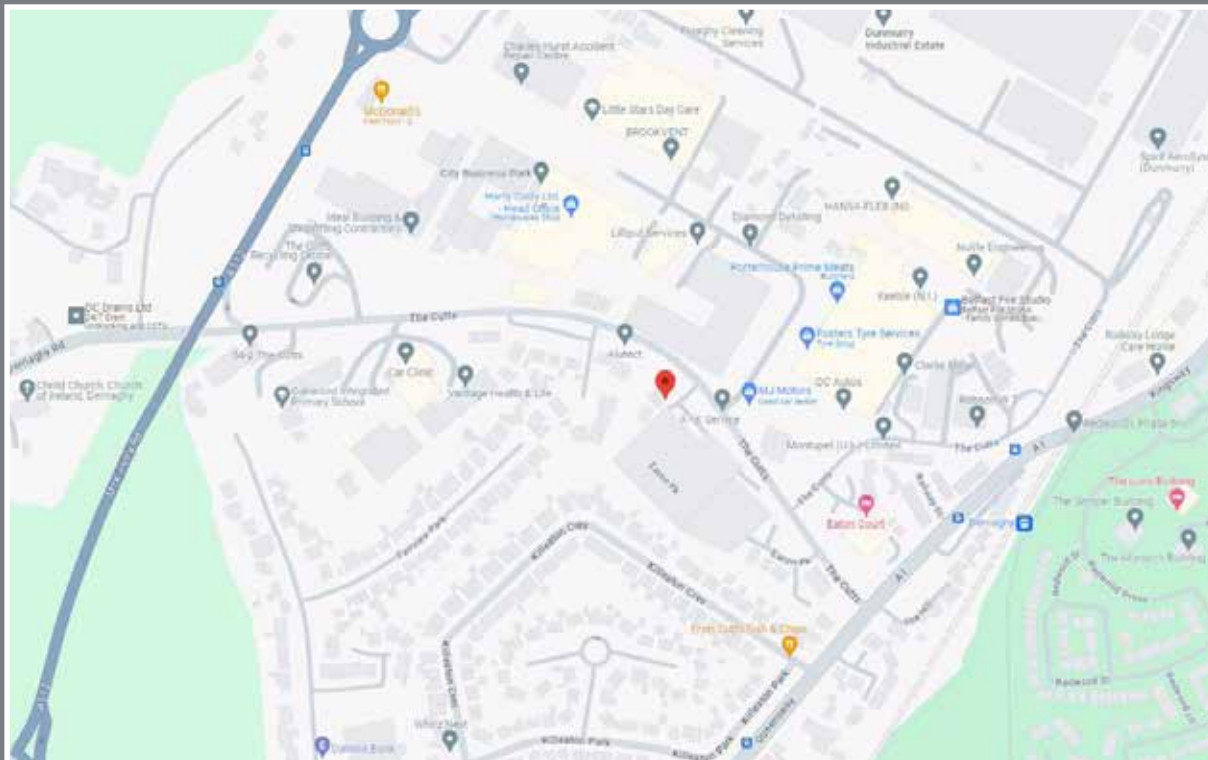


OUTSIDE

Tarmac driveway parking for two vehicles. Paved path with enclosed rear garden in lawn with paved sitting area.



Location



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/M/24/SD



EPC REF: 0763-3994-0374-9893-8341

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.