



23 Eaton Park

Dunmurry

BT17 9FX

Offers Over £249,950

- ATTRACTIVE SEMI DETACHED FAMILY HOME IN AN EXCLUSIVE DEVELOPMENT
 - GOOD SIZED LOUNGE WITH ATTRACTIVE FIREPLACE
 - LUXURY FITTED KITCHEN OPEN PLAN TO DINING AREA
 - 3 BEDROOMS INCLUDING ONE WITH ENSUITE SHOWER ROOM
 - BATHROOM WITH WHITE SUITE / GROUND FLOOR CLOAKROOM WITH WC
 - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - EXCEPTIONALLY WELL PRESENTED THROUGHOUT
 - DRIVEWAY PARKING
 - FRONT AND REAR GARDENS IN LAWNS WITH SITTING AREA
 - CONVENIENT TO A WIDE RANGE OF AMENITIES
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PROPERTY COMPRISES

This attractive semi detached property is situated in a prime location just off Kingsway, Dunmurry.

The property is extremely well presented and tastefully decorated by the current owner and offers spacious, well-proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation benefits from the generous lounge and modern kitchen which is open plan to dining/family area on the ground floor. On the first floor there are three bedrooms, including one with ensuite and a family bathroom with white suite.

The internal accommodation is perfectly complemented by the front and rear gardens with sheltered sitting area and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport, viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

ENTRANCE HALL Composite front door, tiled floor.

LIVING ROOM 14' 10" x 13' 6" (4.52m x 4.11m) Feature fireplace.

KITCHEN OPEN TO DINING 17' 7" x 11' 5" (5.36m x 3.48m) Excellent range of high and low level units with brushed chrome handles, feature under lighting, wood effect work surfaces, Blanco stainless steel sink units, partly tiled walls, integrated oven and 4 ring gas hob with chrome extractor fan over, integrated fridge freezer, integrated dishwasher, integrated washer dryer, tiled floor, double doors to rear garden.

WC Wall mounted wash hand basin with chrome taps, low flush WC, tiled floor,

FIRST FLOOR LANDING Roof space access.

BEDROOM 13' 7" x 9' 2" (4.14m x 2.79m)

ENSUITE SHOWER ROOM Fully tiled shower cubicle, wall mounted wash hand basin with storage under, chrome taps and tiled splashback, low flush WC, tiled floor.

BEDROOM 10' 11" x 9' 2" (3.33m x 2.79m)

BEDROOM 8' 2" x 7' 10" (2.49m x 2.39m) (@ widest points)

BATHROOM Luxury suite comprising of a fully tiled shower cubicle, wall hung wash hand basin with chrome taps and tiled splashback and storage under, low flush WC, panel bath with chrome taps, heated chrome towel radiator, spot lighting, tiled floor.

OUTSIDE Driveway parking. Private and enclosed rear garden laid in lawn with patio and timber fencing.

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