



**50 ROWAN DRIVE,
DUNMURRY, BT17 9QA**

- An Exceptionally Well Presented Mid Terrace Property Occupying A Prime Cul De Setting Within This Popular And Convenient Residential Location / Beautifully Decorated And Excellent Specification Maintained Throughout
- Lounge With Contemporary Log Effect Fire And Oak Effect Laminated Timber Floor
- Living Room With Marble Fireplace With Pebble Gas Fire And Bay Window
- Recently Refitted And Luxury Kitchen With Excellent Range Of Integrated Appliances
- Three Spacious Bedrooms (Two With Built In Robes)
- Recently Refitted And Luxury Shower Room With Contemporary White Suite And Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C70

REF:MK080920HG

- Front Garden And Carparking Area For Two Cars
- Enclosed Rear Patio Garden With Westerly Aspect And Raised Timber Deck Area
- Gas Fired Central Heating System With Worcester Combi Boiler
- Excellent C70 Energy Efficiency Rating For Reduced Running Costs
- PVC Double Glazing And Fascias And Soffits / Alarm System



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL: Panelled entrance door. Oak effect laminated timber floor. Storage understairs.

LIVING ROOM: 4.50m (14'9") x 3.20m (10'6")

Measurements taken to widest points and into bay window. Marble fireplace and hearth with pebble gas fire. Oak effect laminated timber floor.

LOUNGE: 4.40m (14'5") x 3.72m (12'2")

Oak effect laminated timber floor. Contemporary decorative fireplace with log effect electric fire.



RECENTLY RE FITTED AND LUXURY KITCHEN:
3.20m (10'6") x 2.29m (7'6")

Range of integrated appliances. Range of high and low level units. Marble effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Newly fitted integrated oven and induction hob. Integrated microwave. Extractor hood in stainless steel and glass canopy. Integrated fridge freezer. Part tiled walls. Tiled floor. Integrated dishwasher. Recessed spotlights. USB sockets. Under unit lighting.



FIRST FLOOR:

BEDROOM (1): 3.33m (10'11") x 3.31m (10'10")

Built in robe.

BEDROOM (2): 3.98m (13'1") x 2.94m (9'8")

BEDROOM (3): 4.29m (14'1") x 2.66m (8'9")

Built in robe.

RECENTLY RE FITTED LUXURY SHOWER ROOM:

Contemporary white suite. Large shower cubicle with thermostatic shower with drencher head and shower attachment. Floating wash hand basin with waterfall mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Quartz tiled floor. Chrome finish heated towel rail.

SEPARATE STORE ON LANDING:

Worcester combi gas fired boiler.

OUTSIDE:

Front garden and parking area. Enclosed rear patio garden with raised timber deck with private aspects and artificial grass lawn. BBQ area. Outside store.

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £560.50

DIRECTIONS:

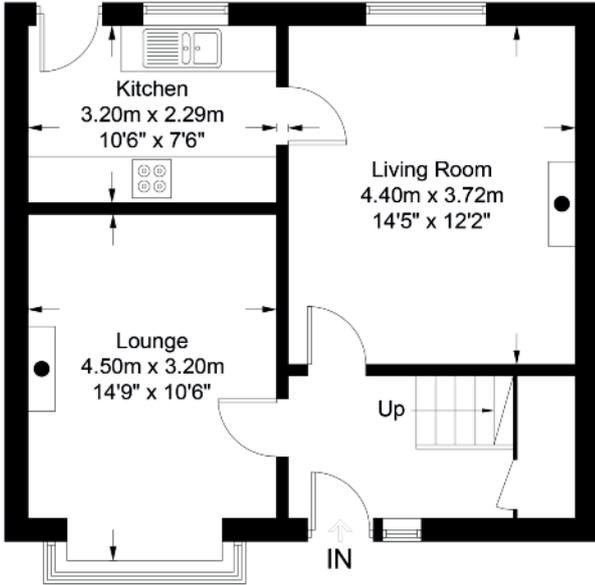
From Kingsway turn into Rowan Drive, turn left into cul de sac, number 50 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

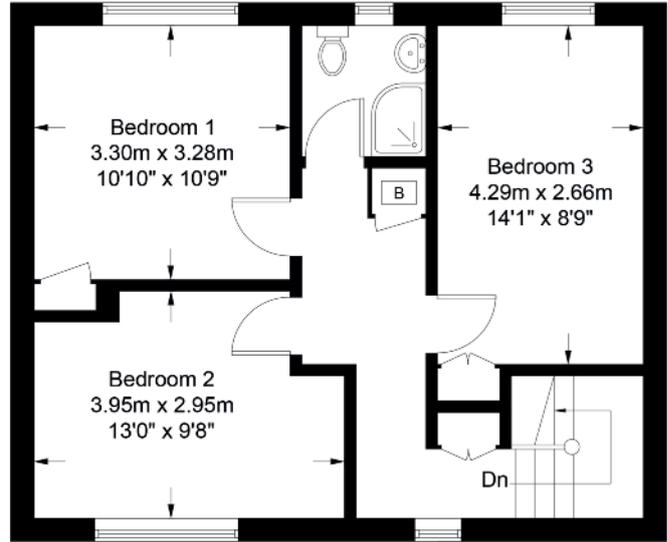


50 Rowan Drive, Dunmurry

Approximate Gross Internal Area = 96.7 sq m / 1040 sq ft



Ground Floor
500 sq ft / 46.5 sq m



First Floor
540 sq ft / 50.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID682845)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	70	70
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.