



## 28 Killeaton Place, Belfast

**OIRO £259,500** Freehold

A superb three storey end townhouse with integral garage overlooking the central green within the exclusive, and highly sought after, Killeaton Place at Derriaghy.

3 storey end townhouse | Lounge | Kitchen/dining | 3 Bedrooms, principal with ensuite | Downstairs WC | Integral garage | Gardens | Gas heating | PVC Double Glazing | Modern decor |

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Lisburn and Belfast are easily accessible by road and rail, with bus services on the main road and Derriaghy and Lambeg train stations nearby.

The property boasts a bright and contemporary layout offering modern living to a range of discerning purchasers including first time buyers, young professionals or growing families.

The property offers superb accommodation over three floors which briefly comprises entrance hall, integral garage, utility room, and store at ground floor level, lounge, kitchen with dining area, and WC at first floor level with bedroom 1 with ensuite shower room, 2 further bedrooms and bathroom on the upper level.

The property is well presented throughout, with attractive kitchen and bathroom fittings and offers bright and airy accommodation with gas fired central heating and PVC double glazing adding to the comfort and economy on offer.

There is excellent on site car parking to the front with an adjoining garden area, and an enclosed rear garden with lawn and patio areas, well orientated for afternoon sun.

Viewing is by appointment with Falloon Estate Agents.

Tenure: Freehold

## GROUND FLOOR :

### Entrance hall

Panelled wooden door with glazed fanlight over and side windows. Laminate flooring. Cloaks and display area.

### Utility Room

w: 2.28m x l: 2.68m (w: 7' 6" x l: 8' 10")

Range of fitted units. Stainless steel sink unit, mixer tap. Plumbed for washing machine. 'Baxi' gas boiler. Single panelled radiator.

### Store

w: 2.25m x l: 2.33m (w: 7' 5" x l: 7' 8")

Single panelled radiator.

### Garage

w: 2.85m x l: 5.97m (w: 9' 4" x l: 19' 7")

Roller door. Internal door. Light and power.

### Mid landing

Single panelled radiator.

## FIRST FLOOR:

### Lounge

w: 3.25m x l: 5.2m (w: 10' 8" x l: 17' 1")

Herringbone laminated walnut flooring. Feature fireplace with open fire. Stone hearth. Dual aspect windows. Double panelled radiator.

### Kitchen/dining

w: 3.14m x l: 5.15m (w: 10' 4" x l: 16' 11")

Excellent range of painted high and low level units. Inset 1.5 bowl stainless steel sink unit, mixer tap. Integrated 'Electrolux' oven and 'Thor' hob. Stainless steel extractor. Space for fridge/freezer. Plumbed for dishwasher. Tiled floor. Part tiled walls. Double panelled radiator.

Patio doors to rear.



## WC

Pedestal wash hand basin, mixer tap. Low flush WC. Extractor fan. Single panelled radiator.

## SECOND FLOOR:

### Landing

Bright landing with painted spindle balustrade and hardwood handrail and newel posts.

Access to roofspace with folding wooden ladder.

### Bedroom 1

w: 3.18m x l: 3.3m (w: 10' 5" x l: 10' 10")

Single panelled radiator.

### En-suite

Modern walk-in shower with dual rainhead and hand held shower fittings. Wash hand basin on vanity, mixer tap. Low flush WC. Part tiled/part multi panelled walls. Tiled floor. Extractor fan. Single panelled radiator.

### Bedroom 2

w: 2.78m x l: 3.26m (w: 9' 1" x l: 10' 8")

Single panelled radiator.

### Bedroom 3

w: 2.28m x l: 3.26m (w: 7' 6" x l: 10' 8")

Double panelled radiator.

## Bathroom

Bath in tiled surround, mixer tap. Pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor. Part tiled walls. Extractor fan. Single panelled radiator.

## Outside

Tarmac driveway. Lawned area to front. Gate to bin storage area.

Rear garden is well orientated for afternoon sun. Lawn. Patio area. Perimeter fencing and gates. Outside tap.

## Required info under Trading Standards Guidance

### TENURE

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1331.10

## Service Charge

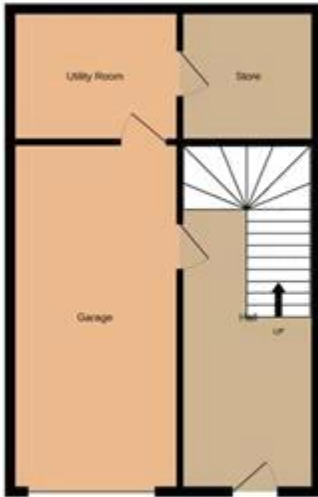
Please note there is a management company in place for the maintenance of the common areas within the development.

We understand the charge is currently £120.00 per annum

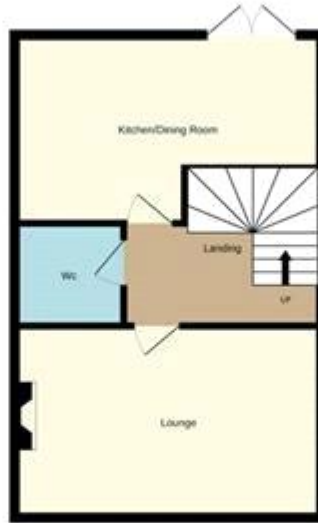




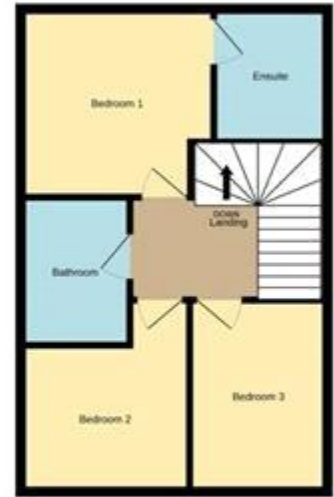
Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.