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3 Dorrington Lane

Saintfield Road
BT8 6AP

Offers Over £315,000

3 DORRINGTON LANE, BELFAST, BT8 6AP

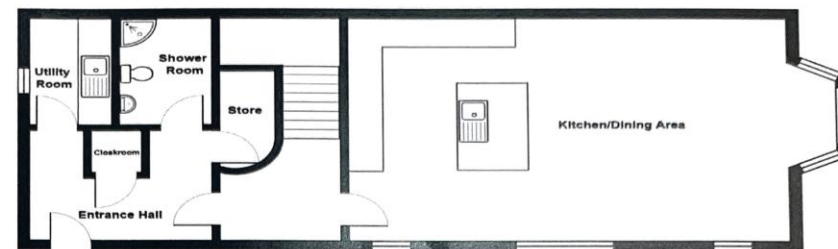
- Attractive Modern Townhouse in an Exclusive Gated Development
- Luxury Fitted Poggenpohl Kitchen Open Plan to a Generous Living and Dining Area
- 1st Floor Lounge with Feature Wood Burning Stove
- 3 Double Bedrooms Including Master with Dressing Room and Ensuite Shower Room
- Family Bathroom and Additional Ground Floor Shower Room/Utility Room
- Adaptable Accommodation with the Potential of 4 Bedrooms
- uPVC Double Glazed Windows/Gas Central Heating
- Exceptionally Well Presented Throughout
- Entrance Gates to Enclosed, Allocated Parking
- Garden Areas to Front and Rear in Lawns

This spacious three storey modern townhouse is situated within this extremely popular and much sought after development of only ten houses just off the Saintfield Road and number 3 is accessed via electric entrance gates to a separate part of the development which consists of only three properties.

The property is beautifully presented and tastefully decorated by the current owner and offers good sized, generous accommodation which is finished to an extremely high level of specification which enhances the feeling of warmth and character throughout. The accommodation, which extends to approximately 2500 sq. ft., currently comprises a large kitchen open plan to dining and family room overlooking the garden area on the ground floor, a lounge and bedroom on the first floor and two further bedrooms on the second floor including a master suite with ensuite and dressing room, although this accommodation could be adapted to offer four bedrooms if required.

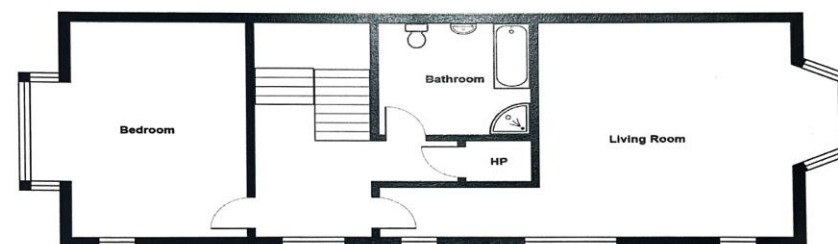
Externally the electric gates enhance a feeling of privacy and security while there are gardens in lawns to both the front and rear.

This superb property can only be fully appreciated on internal inspection. Viewing is highly recommended.



All measurements are approximate and for display purposes only

Ground Floor



First Floor



Second Floor





Property Comprise s

uPVC double glazed front door leading to..

RECEPTION HALL

Tiled floor, cloakroom and separate storage cupboard

SHOWER ROOM

White suite comprising shower cubicle, low flush wc, wash hand basin, tiled floor

UTILITY ROOM

Range of low level units. Plumbed for washing machine. Stainless steel sink unit. 'Vokera' gas boiler. Extractor fan.

LUXURY KITCHEN OPEN PLAN TO LIVING ROOM AND DINING AREA 29' 9" x 17' 0" (9.07m x 5.18m) (overall at widest points)

Extensive range of high and low level units. Central island unit with stainless sink unit and breakfast bar, Integrated fridge/freezer. 'Neff' Extractor fan, microwave, 5 ring gas hob with stainless steel extractor fan. Integrated dishwasher. Partially tiled walls. Low voltage spotlighting. Partially tiled floor. Bay window.





FIRST FLOOR

LANDING

Airing cupboard

LOUNGE 19' 4" x 17' 1" (5.89m x 5.21m) (potential 4th bedroom)

Bay window. Feature wood burning stove

BEDROOM 17' 0" x 10' 6" (5.18m x 3.2m)

BATHROOM

White suite comprising bath with tiled surround, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, floor to ceiling tiling, ceramic tiled floor, chrome heated towel radiator, low voltage spotlighting, extractor fan.





SECOND FLOOR

LANDING

BEDROOM 25' 6" x 17' 0" (7.77m x 5.18m)

Bay window. Low voltage spotlighting. Built in storage

DRESSING ROOM

Built-in wardrobe.

ENSUITE

Double fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Floor to ceiling tiling. Extractor fan. Low voltage spotlighting.

BEDROOM 17' 0" x 12' 9" (5.18m x 3.89m)



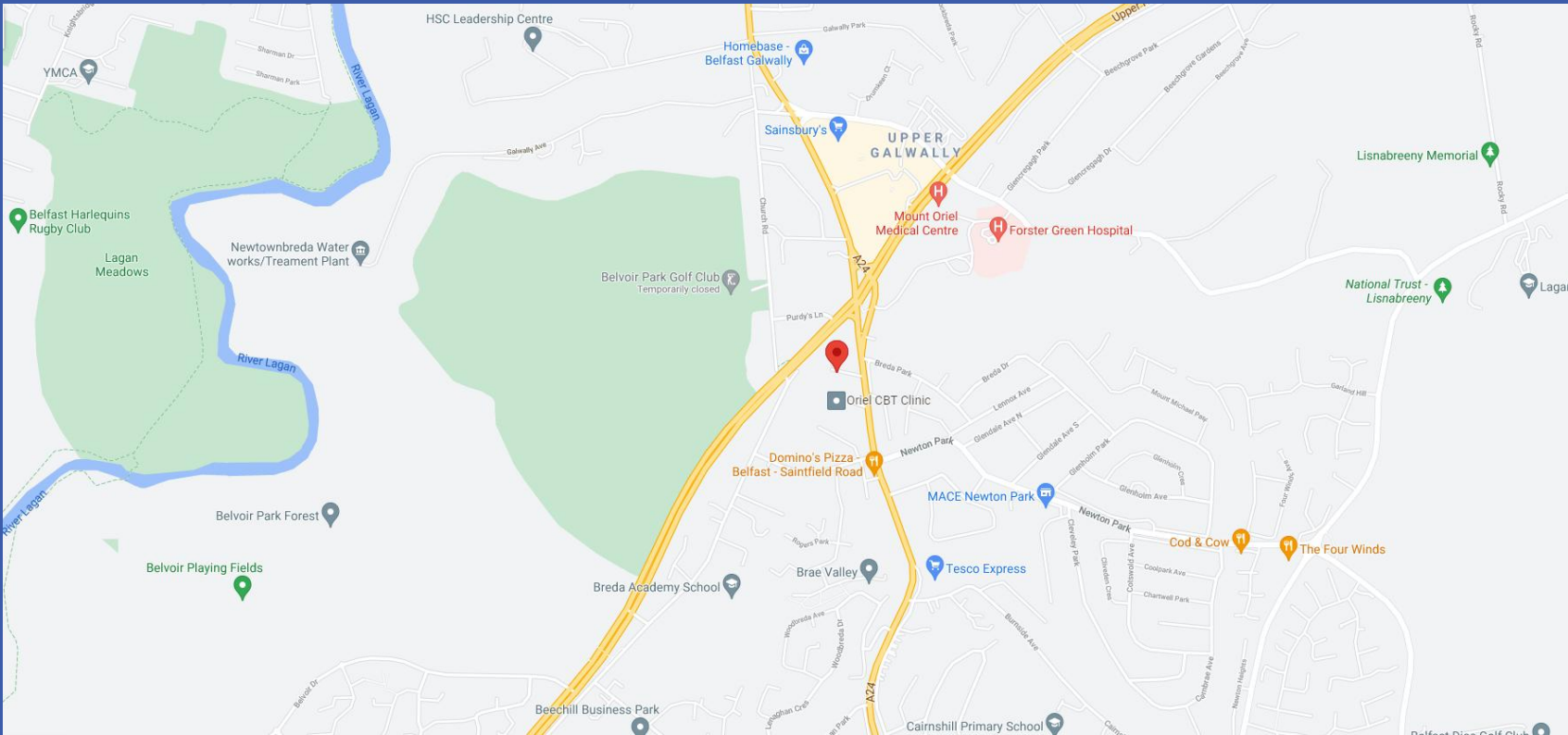


OUTSIDE

Electric entrance gates to private enclosed area and allocated parking.
Communal path off main road and private front garden with plants and shrubs.







Directions:

See map.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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