



This beautifully presented end townhouse occupies a much sought after location within this popular development and is extremely convenient to a host of amenities including those in nearby Dunmurry, Lisburn being only minutes away and Belfast also easily accessible. The accommodation is bright and modern, comprising; entrance hall, downstairs wc, spacious lounge with multi fuel stove, modern fitted kitchen with integrated appliances and casual dining area. On the first floor there are three well-proportioned bedrooms (principal with ensuite shower room) and luxury family bathroom. The property is neutrally decorated throughout and benefits from ample driveway parking and an enclosed rear garden with paved patio area. Recent sales in the locality have proven extremely popular and early viewing is highly recommended.

Offers Over
£234,950

35 The Rose Garden,
Dunmurry,
BELFAST,
BT17 9GZ

Viewing by
appointment
through agent
028 9066 3030



- Beautifully Presented End-Townhouse in Quiet Most Convenient Location
- Bright, Spacious Lounge with Multi Fuel Stove
- Modern Fully Fitted Kitchen with Integrated Appliances, Casual Dining Area and Separate Utility Cupboard
- Three Well-Proportioned Bedrooms, Principal with Ensuite Shower Room
- Downstairs WC
- Gas Heating, uPVC Double Glazing Throughout
- Enclosed Rear Garden with Paved Patio Area
- Ample Driveway Parking To The Front
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Marble effect porcelain tiled floor, recessed spotlights, storage under stairs, plumbed for washing machine.



CLOAKROOM: Low flush suite comprising close couple wc, pedestal wash hand basin, chrome heated towel rail, marble effect porcelain tiled floor, recessed spotlights.

LOUNGE: 18' 8" x 11' 3" (5.69m x 3.43m) Limed oak effect laminate wood floor, multi-fuel stove on polished granite hearth, recessed spotlights.



SPACIOUS LUXURY FITTED KITCHEN/DINING AREA: 18' 8" x 9' 10" (5.69m x 3m) Excellent range of high and low level units, laminate work surfaces, 1.5 bowl single drainer stainless steel sink unit with swan neck mixer tap, integrated oven and ceramic hob, stainless steel extractor canopy, integrated fridge freezer and dishwasher, built-in cupboard with gas fired combi boiler, uPVC double glazed double doors to patio and rear garden, marble effect porcelain tiled floor, recessed spotlight, kick panel lighting.



First Floor
LANDING:



BEDROOM (1): 18' 8" x 9' 11" (5.69m x 3.02m) (at widest points).

ENSUITE SHOWER ROOM: Quadrant shower cubicle iwth thermostatic shower unit, pedestal wash hand basin, tiled splash back, close couple low flush wc, tiled floor, chrome heated towel rail, recessed spotlights.



BEDROOM (2): 11' 5" x 9' 3" (3.48m x 2.82m)



BEDROOM (3): 11' 5" x 9' 1" (3.48m x 2.77m)



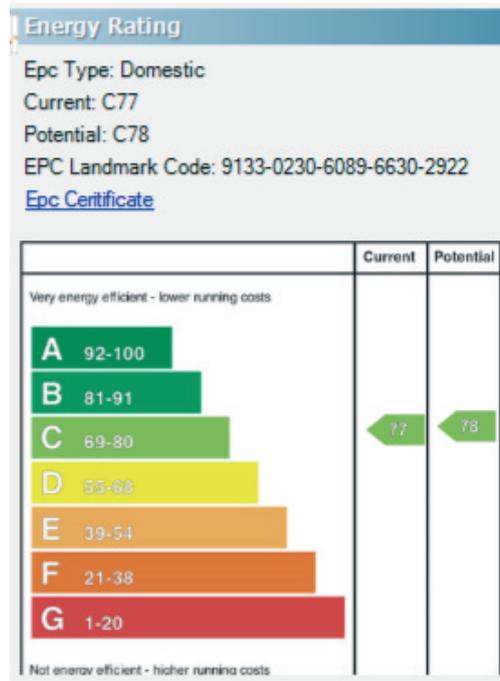
LUXURY BATHROOM: White suite comprising bath with thermostatic shower with shower drencher shower head and shower screen, vanity unit with wash hand basin and mono style mixer tap, close couple wc, chrome heated towel rail, recessed spotlights, marble effect panelled walls, slate effect floor.



Outside

Front garden laid in lawn. Tarmac driveway and parking space. Enclosed rear garden laid in lawn and brick set patio area, outside tap and light.





Management company

Brackenwood.

Service Charge

£105 per year (at present) to include maintenance to communal areas.

Location:

From Queensway turn into The Rose Garden, at T junction turn right and then right again, number 35 is on the left beside the parkland area.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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