



58 Sunnymede Pk
Dunmurry
BT17 0PU

Asking Price
£99,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

Well Presented Semi-Detached

Belfast & Lisburn Easily Accessible By Bus, Car Or Train

Close To Local Amenities Of Dunmurry Village

Bright And Spacious Living Room

Modern Kitchen With Dining Area

Two Generous Bedrooms

First Floor Bathroom

Enclosed Rear Garden

Detached Garage

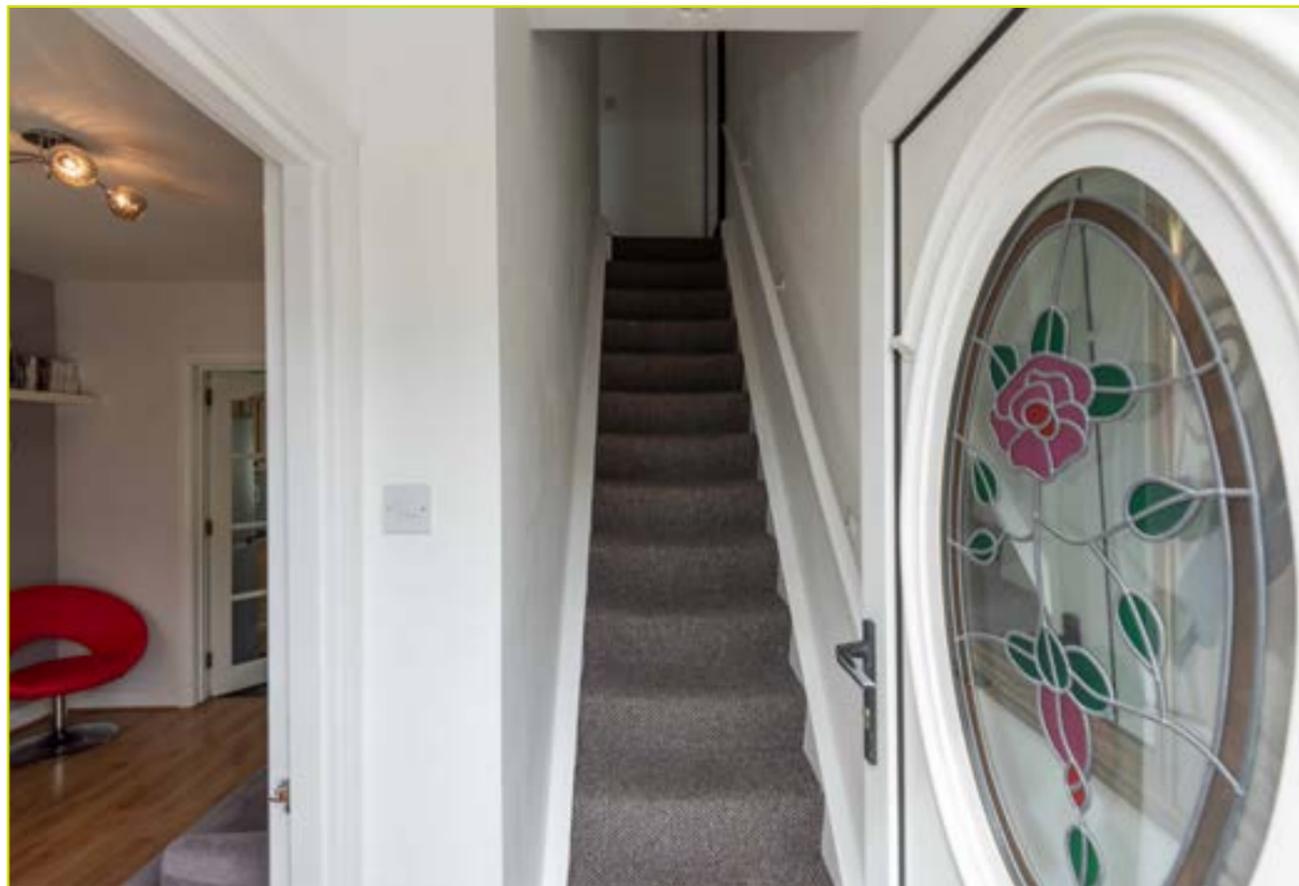
Front Garden

Driveway Parking

Double Glazing

Oil Heating

Excellent First Time Buy Or Investment



SUMMARY

Well presented, semi-detached home located in a popular residential street off Upper Dunmurry Lane.

Internally the property comprises of a bright and spacious living room and kitchen with dining area on the ground floor. Two bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from front and rear gardens, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Wood stripped flooring, pvc front door

LIVING ROOM: 11' 0" x 10' 0" (3.35m x 3.05m)

Wood stripped flooring. fireplace inset, double doors to kitchen

KITCHEN WITH DINING AREA : 12' 9" x 10' 7" (3.89m x 3.23m)

Excellent range of high and low level units, formica work surfaces, stainless steel sink unit, integrated oven and hob, space for fridge freezer, integrated oven and hob with extractor fan over, under stair storage, partly tiled walls, spot lighting

First Floor

ROOFSPACE:

BEDROOM (1): 10' 9" x 10' 8" (3.28m x 3.25m)

BEDROOM (2): 10' 8" x 6' 9" (3.25m x 2.06m)

BATHROOM: Panel bath with electric shower over, pedestal wash hand basin, low flush, partly tiled walls

Outside

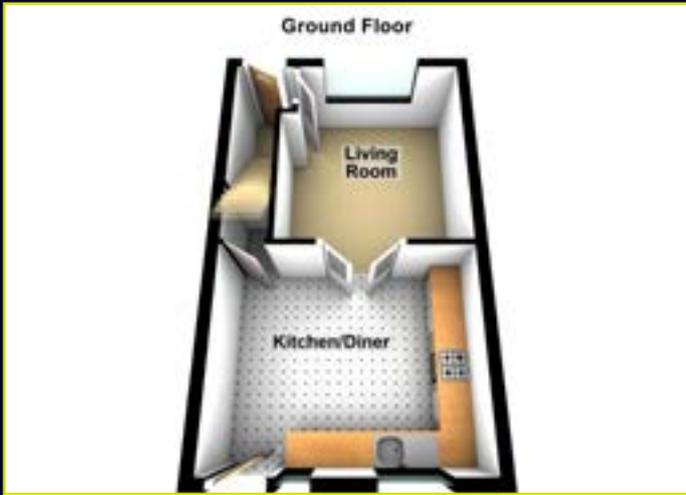
GARAGE / STORE: 12' 5" x 6' 6" (3.78m x 1.98m)

Enclosed, paved rear garden. Front garden. Driveway.

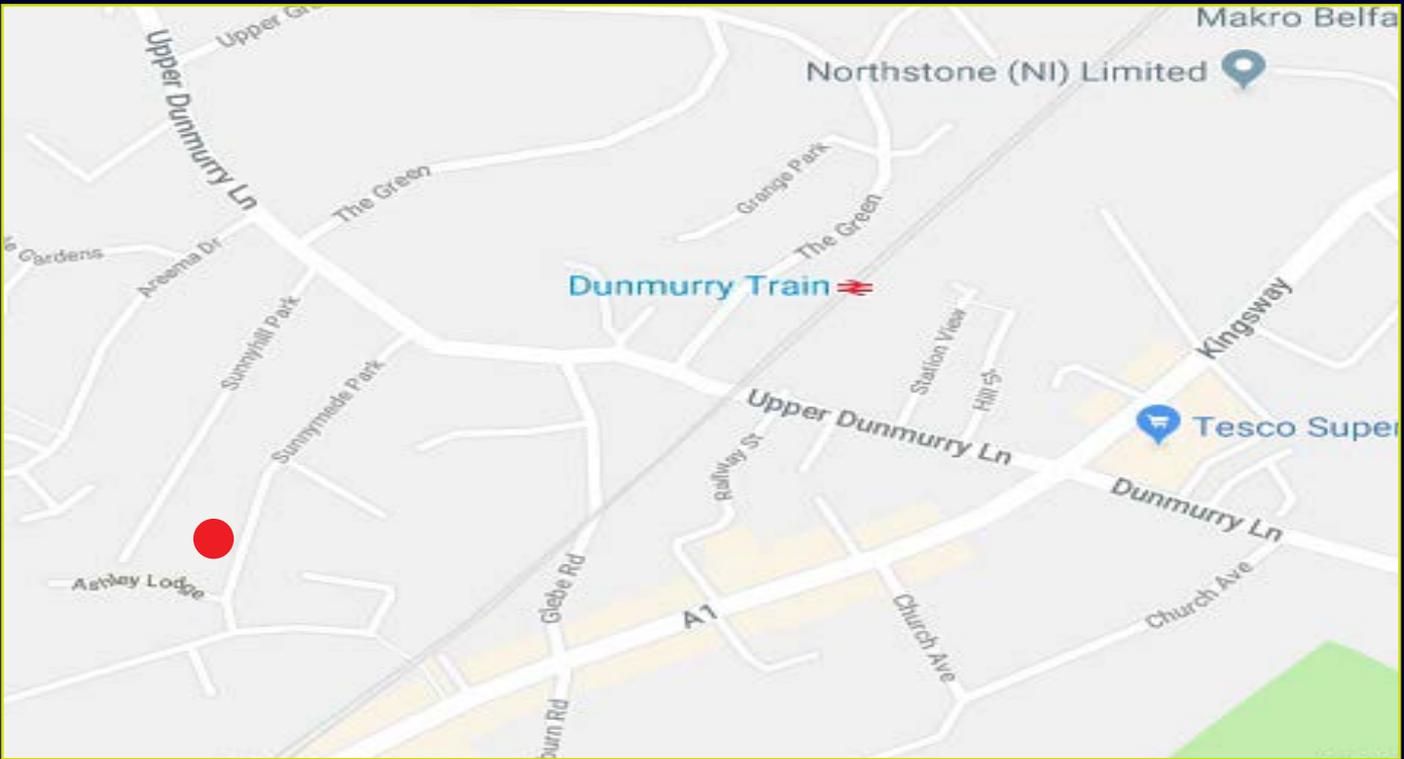




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



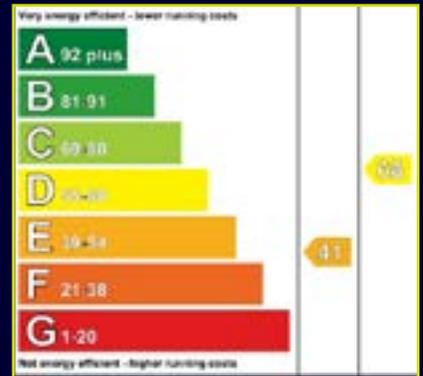
DIRECTIONS: Off Upper Dunmurry Lane

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.