



16 Eaton Court, Belfast, BT17 9FT

Price Guide £325,000

This attractive four bedroom detached family home is ideally positioned within the highly sought after Eaton Court development in Dunmurry, offering spacious and versatile accommodation perfect for modern family living. The ground floor comprises spacious living room, modern kitchen with dining space open plan to living area and W.C. On the second floor there are two bedrooms and luxury family bathroom suite. On the third floor there is a master bedroom with contemporary en-suite shower room and further bedroom. Externally the property benefits from a driveway providing off street parking and enclosed rear garden. Located within close proximity to a host of local amenities, schools and transport links whilst also offering convenience to Lisburn & Belfast City Centre. Early viewing is highly recommended to fully appreciate this superb family home.

- Beautifully Presented Detached Home
- Front Living Room
- Ground Floor W.C
- Gas Fired Central Heating / Double Glazing
- Close To Leading Schools & Easy Commuting Distance To Both Lisburn & Belfast City Centre
- Four Generous Bedrooms (Master With Ensuite)
- Kitchen Open Plan To Living / Dining
- Contemporary Family Bathroom Suite
- Enclosed Rear Garden In Lawn With Patio Area, Front Garden In Lawn & Driveway
- An Ideal Family Home Or Well Suited To The First Time Buyer

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

RECEPTION HALL



Tiled flooring.

LIVING ROOM 15'5" x 12'5" (4.7 x 3.8)



Laminate wood flooring.



KITCHEN / LIVING / DINING 16'4" x 12'5" (5.0 x 3.8)



Range of high and low level units, plumbed for washing machine, integrated oven, 4 ring gas hob, stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap, part tiled walls, recessed spot lighting, PVC double doors to enclosed rear garden.



W.C



Low flush W.C, wash hand basin, tiled flooring.

ON THE FIRST FLOOR

BEDROOM ONE 15'5" x 7'10" at widest points (4.7 x 2.4 at widest points)



BEDROOM TWO 11'9" x 7'10" (3.6 x 2.4)



Laminate wood flooring.

BATHROOM



Contemporary suite comprising low flush W.C, panel bath, wash hand basin with vanity unit below, walk in shower, part tiled walls, tiled flooring, recessed spotlighting.

ON THE SECOND FLOOR

BEDROOM THREE 16'0" x 12'5" (4.9 x 3.8)



Laminate wood flooring.

ENSUITE SHOWER



Contemporary suite comprising enclosed shower, low flush W.C, wash hand basin with vanity unit below, part tiled walls, tiled flooring.

BEDROOM FOUR 10'2" x8'6" (3.1 x2.6)



Laminate wood flooring.

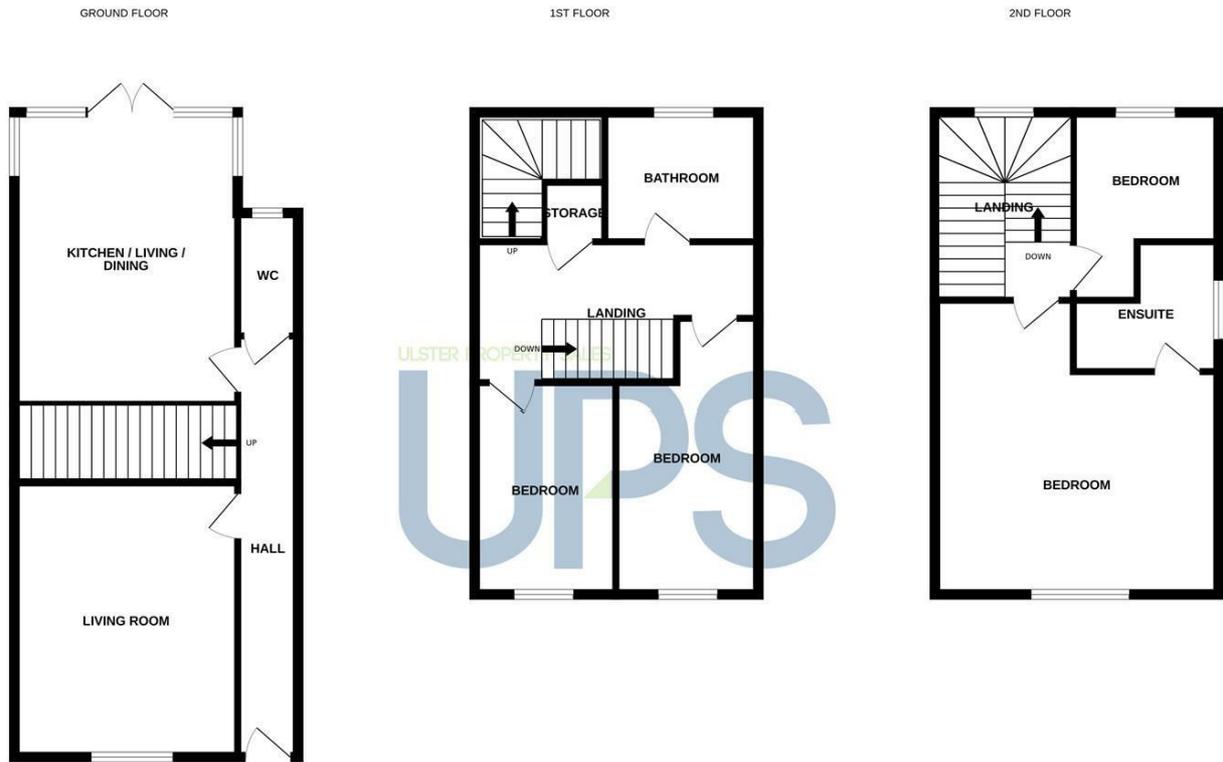
OUTSIDE



Enclosed garden to rear in lawn with paved patio area, front garden in lawn. Driveway providing off street parking.

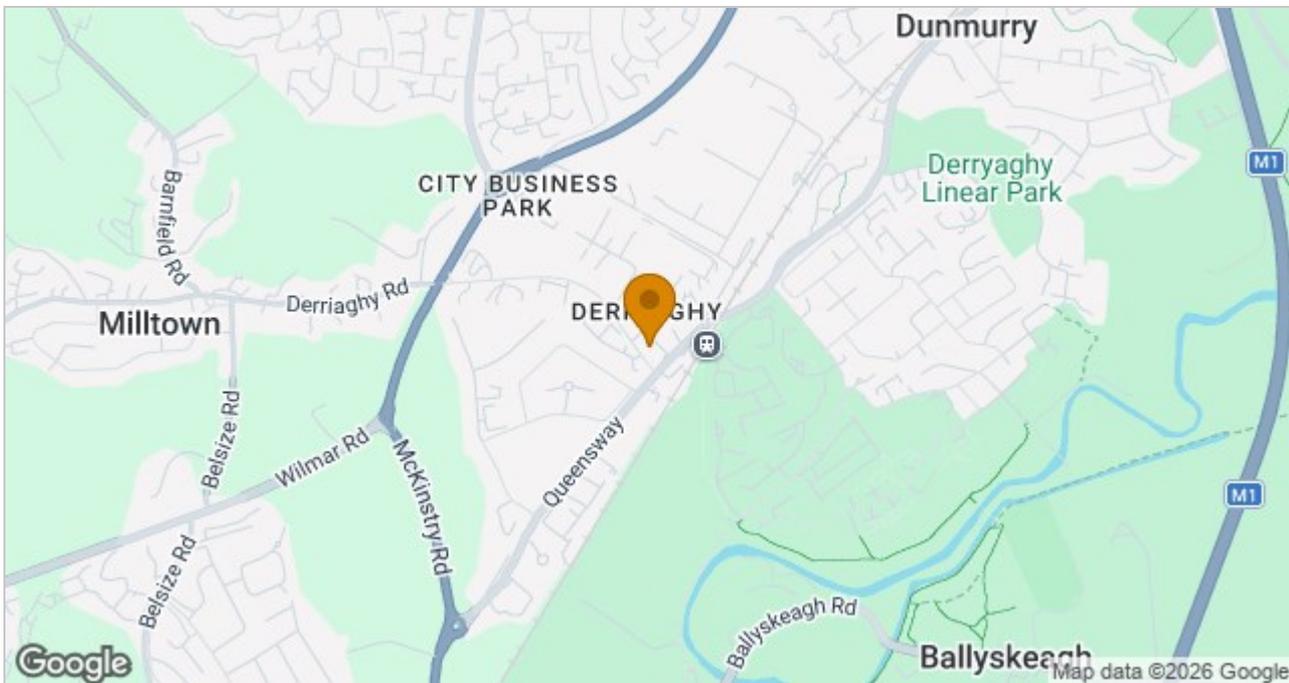


Floor Plan



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.
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Area Map



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