



## 31 EATON PARK, DUNMURRY, BT17 9FX



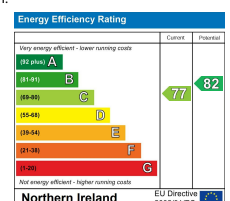
A rare opportunity in today's market, this beautifully modern semi-detached home offers a chance to purchase within a sought-after, established residential location, ideally nestled between Belfast and Lisburn. It benefits from excellent proximity to arterial routes, transport links, including the Glider service on the Stewartstown Road, and a nearby railway station, making commuting effortless.

The property is highly energy-efficient and boasts impressive, well-appointed living space throughout. It enjoys an attractive setting overlooking well-maintained greenery to the front, providing a peaceful outlook. The home comprises three generously sized bedrooms, with the principal bedroom featuring dual windows and a private en-suite shower room. There's also a stylish family bathroom with decorative tiling and a separate shower cubicle. The landing offers access to the roofspace via a pull-down ladder, providing great additional storage.

The ground floor is equally impressive, with a spacious entrance hall leading to a convenient downstairs WC. The large, bright living room creates a welcoming atmosphere, while the luxury fitted kitchen opens to a generous dining/entertaining area, which has feature double doors leading to the enclosed rear garden.

Outside, off-road parking is available, and the beautifully landscaped rear garden features a patio area, with access to a garden room that has light and power – ideal for a variety of uses, subject to necessary consents.

Additional features include gas-fired central heating with time and temperature zone control, high-performance glazing, and modern finishes throughout. Viewing is highly recommended to fully appreciate the charm and quality of this superior semi-detached home, which can only be fully appreciated upon internal inspection.



OFFERS AROUND £269,950



### Key Features

- A truly impressive semi-detached home, ideally situated in a sought-after and established residential location, offering an attractive open aspect.
- Three generously sized bedrooms, with the principal bedroom featuring a private, modern shower room.
- A magnificent fitted kitchen with an island, open-plan to a spacious dining and entertaining area, featuring double doors that lead to the enclosed gardens.
- A spacious and inviting entrance hall, complete with a convenient downstairs WC.
- An eye-catching, upgraded high-quality landscaped rear garden and patio, complete with an added garden room featuring light and power.
- A superb location, conveniently close to Belfast and Lisburn, with easy access to arterial routes, the motorway, excellent transport links, the Glider service, and a nearby railway station.
- A large, bright, and airy living room featuring a bay window.
- A luxurious family bathroom with a separate shower cubicle and decorative tiling.
- An energy-efficient home featuring gas central heating with time and temperature zone control, along with high-performance glazing.
- Early viewing is strongly advised for this beautiful home, set in a highly desirable location.





## GROUND FLOOR

Pvc front door to:

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor, cornicing.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, beautiful tiled floor, extractor fan.

### LIVING ROOM

18'2 x 12'5  
Cornicing.

### LUXURY KITCHEN / DINING AREA

19'9 x 11'9  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in microwave, built-in oven, built-in 4 ring hob, stainless steel extractor fan, integrated fridge freezer, island with seating space, beautiful tiled floor, spotlights, cornicing, open plan to sizeable dining / entertaining space, Upvc double doors to enclosed gardens.

## FIRST FLOOR

### LANDING

Access to roofspace via pull down ladder.

### PRINCIPAL BEDROOM

12'7 x 11'0  
Wooden effect strip floor, cornicing, dual windows.

## LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, beautiful tiled floor and partially tiled walls, extractor fan.

### BEDROOM 2

10'3 x 8'3  
Cornicing.

### BEDROOM 3

11'2 x 10'3  
Cornicing.

## LUXURY WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush w.c, wall hung wash hand with storage, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, beautiful decorative tiled floor and partially tiled walls.

## OUTSIDE

Well maintained, privately enclosed rear garden, additional well maintained, flagged patio, flowerbeds, outdoor tap, off road carparking, well maintained, small front garden.

## GARDEN ROOM

11'3 9'9  
Spotlights, wooden effect stripped floor.



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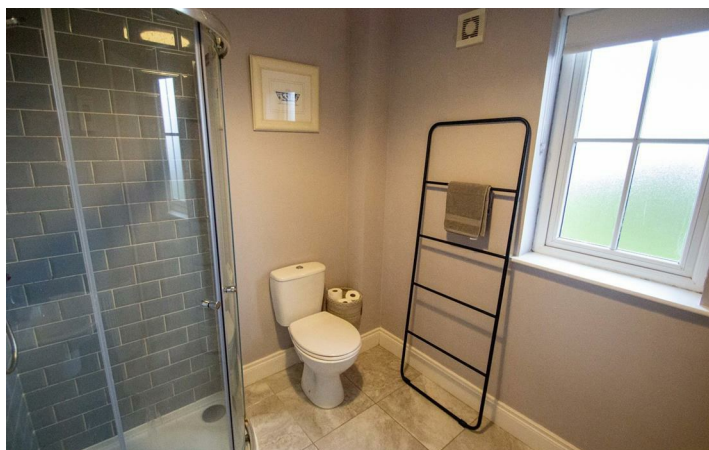








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18485953**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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