



Set in the heart of Dunmurry Village and in one of the most sought after streets, this extended semi-detached home enjoys excellent proximity to a broad range of shops and services, transport facilities and leading schools.

Briefly the accommodation comprises; spacious entrance hall, living room with feature bay window, family and dining room, modern fitted kitchen, large utility and downstairs wc. On the first floor there are four well-proportioned bedrooms, shower room and separate wc. Externally there is driveway parking, enclosed rear gardens with paved patio and detached garage.

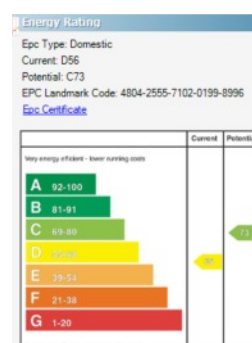
The property is priced to allow for modernisation and updating.

Suitable for a range of buyers and in a consistently popular location we recommend an internal viewing at your earliest convenience.

**Offers Over
£299,950**

7 Church Avenue,
Dunmurry,
BT17 9RS

Viewing by
appointment
through agent
028 9066 3030





- An Attractive, Extended, Semi Detached Family Home in a Prime Residential Location
- Conveniently Placed for the City Bound Commuter & Popular Local Schools
- Three Good Sized Reception Rooms, One with Feature Bay Window
- Modern Fitted Kitchen Leading to a Good Sized Utility Room
- Downstairs WC
- Four Well Proportioned Bedrooms
- Shower Room & Separate WC
- uPVC Framed Double Glazed Windows
- Gas Fired Central Heating
- Enclosed Garden Areas to Front, Side & Rear; Driveway Carparking; Detached Garage
- Priced to Allow For Upgrading and Modernisation; Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Composite front door with stained glass insets, stained glass side lights and top light to:

RECEPTION PORCH: Original Victorian tiled floor. Stained glass inner door and side light to:

RECEPTION HALL: Newell post, cornice ceiling, picture rail.



CLOAKROOM:

LIVING ROOM: 15' 3" x 11' 6" (4.65m x 3.51m) (Measurements into bay window). Tiled fireplace and hearth, cornice ceiling. Mature outlook.



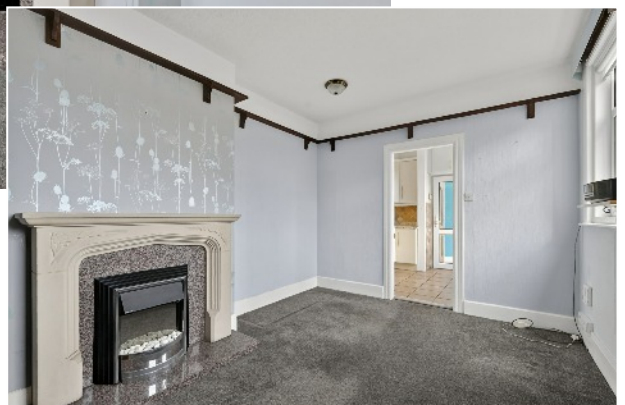
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DINING ROOM: 14' 4" x 11' 6" (4.37m x 3.51m) (Measurements into bay window). Picture rail, cornice ceiling, tiled fireplace and hearth.



FAMILY ROOM: 14' 2" x 10' 0" (4.32m x 3.05m) Composite surround fireplace with granite inset and hearth. Picture rail, mature outlook to side.



Access to:

KITCHEN: 9' 9" x 8' 2" (2.97m x 2.49m) Range of high and low level units with granite worktops, ceramic tiled floor, built-in double oven, four ring ceramic hob, single drainer sink and a half sink unit with Quooker tap, integrated fridge and freezer.



uPVC double glazed access door to:

UTILITY ROOM: 11' 8" x 10' 1" (3.56m x 3.07m) Range of low level units, laminate work surfaces, ceramic tiled floor, uPVC double glazed access door to side. Dual aspect windows, Velux window x 2.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, tiled splashback, ceramic tiled floor, low voltage spotlights. Built-in cupboard.

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First Floor

LANDING: Access to roofspace (not floored). Airing cupboard with Worcester gas fired boiler.

BEDROOM (1): 15' 1" x 11' 7" (4.6m x 3.53m) (Measurements into bay window). Mature outlook to front. Tiled fireplace, picture rail, cornice ceiling.



BEDROOM (2): 12' 2" x 11' 6" (3.71m x 3.51m) Extensive range of built-in wardrobes with sliding doors. Picture rail, cornice ceiling, outlook to rear with mountain views.

BEDROOM (3): 11' 8" x 10' 1" (3.56m x 3.07m) Tiled fireplace. Picture rail, shelving. Outlook to rear.



SHOWER ROOM: White suite comprising vanity unit, built in shower cubicle with chrome shower unit, ceramic tiled floor, fully tiled walls, chrome heated towel rail, PVC tongue and groove ceiling, low voltage spotlight with extractor fan.

SEPARATE WC: White suite comprising low flush wc, ceramic tiled floor, fully tiled walls, PVC tongue and groove ceiling.

BEDROOM (4)/STUDY: 9' 10" x 7' 2" (3m x 2.18m) Outlook to front, picture rail. Built-in office cupboards with laminate worktops and drawers.

Outside

Tarmac driveway. Side patio garden with paved patio area.

GARAGE: 16' 6" x 12' 0" (5.03m x 3.66m) Up and over door.

PVC soffits and fascia boards.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Dunmurry Lane turn left at traffic lights, at junction with Kingsway towards motorway then take first on the right hand side.

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