



This superb and spacious semi detached property is tucked away in a cul de sac location within the popular Killeaton development.

The property is tastefully decorated and beautifully presented throughout and offers bright and spacious accommodation perfectly complemented by the delightful enclosed and private rear gardens with sitting area plus detached garage.

This address offers ease of access for the city commuter and is ideally positioned between Belfast and Lisburn with a range of local amenities including many popular restaurants, shops and sports facilities. The property lies within the catchment area to a range of prestigious schools.

Offers Over
£259,950

35 Killeaton Gardens,
Derriaghy,
Belfast,
BT17 9HD

Viewing by
appointment with
& through agent
028 9266 1700

- Beautifully presented semi detached house in the popular Killeaton Development in Dunmurry
- Entrance hall with hardwood flooring
- Lounge with hardwood flooring and feature fireplace with multi fuel stove
- Kitchen with range of high and low level units and integrated appliances
- Three well appointed bedrooms, two with built in robes
- Modern family bathroom with 4 piece suite
- Gardens to front and enclosed to rear, driveway parking and detached garage
- Gas fired central heating and double glazed windows
- Viewing highly recommended to fully appreciate
- Close to leading schools and Belfast International Airport
- Positioned just off Queensway providing excellent transport links to Belfast and Lisburn City Centres and close to both Malone and Dunmurry Golf Clubs



The Property Comprises:

Ground Floor

Composite double glazed front door to . . .

ENTRANCE HALL: Wood strip floor, cloaks area, understairs storage.

LIVING ROOM: 12' 0" x 10' 10" (3.66m x 3.3m) Wood strip floor, attractive fireplace with fireplace, cornice ceiling.



LOUNGE OPEN PLAN TO DINING AREA: 19' 11" x 10' 10" (6.07m x 3.3m), Wood strip floor, cornice ceiling, uPVC double glazed doors to rear decking.



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KITCHEN WITH DINING AREA: 16' 2" x 7' 0" (4.93m x 2.13m) Range of high and low level units, work surfaces, 1.5 stainless steel sink unit with mixer taps, low voltage spotlights, part tiled walls, uPVC double glazed door to rear alcove for fridge freezer, integrated Bosch oven, integrated Bosch dish washer.



First Floor

LANDING: Access to roofspace via slingsby ladder.



BEDROOM (1): 11' 11" x 10' 9" (3.63m x 3.28m)



BEDROOM (2): 11' 7" x 10' 9" (3.53m x 3.28m)



BEDROOM (3): 7' 3" x 8' 0" (2.21m x 2.44m)



BATHROOM: White suite comprising bath with mixer taps and telephone hand shower, low flush wc, wash hand basin, fully tiled shower cubicle, porcelain tiled floor, part tiled walls, extractor fan.



Outside

Quiet cul-se-sac location, front garden in lawns with driveway parking leading to . . .

DETACHED GARAGE: 20' 3" x 11' 0" (6.17m x 3.35m) Power and light, plumbed for washing machine.

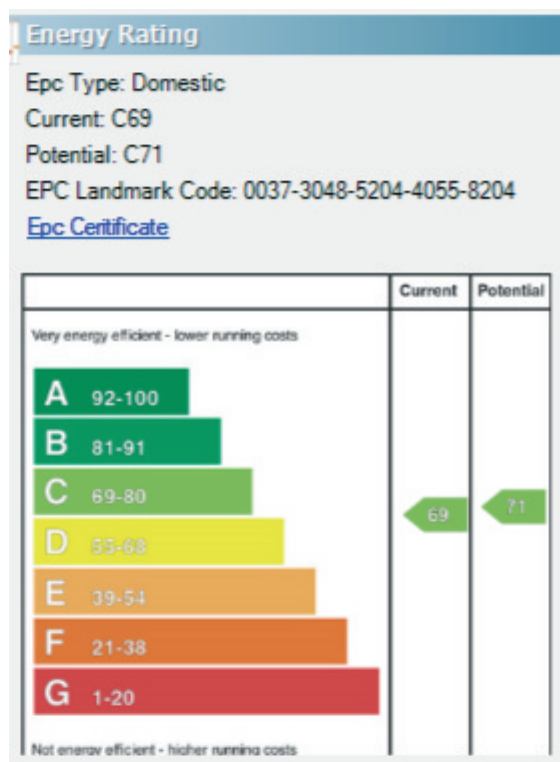
Front: gardens in lawn, driveway parking and detached garage.

Rear: gardens in lawn and mature shrubs, decking.



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Location:

Continue through Dunmurry on Queensway, going towards Lisburn, turn right into Killeaton Crescent just after the traffic light junction at The Cutts. Killeaton Gardens is on the left hand side.

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

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