



Welcome to this beautifully maintained three-bedroom detached home, ideally located in a quiet residential setting just off Queensway in Dunmurry. This impressive property offers a rare opportunity to secure a spacious family home with three reception rooms, an extended kitchen diner, and a large south-facing rear garden, all within easy reach of both Belfast and Lisburn.

Finished to a high standard throughout, the home is truly move-in ready, offering a perfect blend of modern style and functional family living.

The ground floor comprises a bright and welcoming entrance hall with cloakroom, a formal front living room, additional versatile reception spaces ideal for a dining room or home office and a stylish open-plan kitchen diner to the rear, perfect for family gatherings and entertaining.

Upstairs, the property offers three generous double bedrooms, including a spacious principal bedroom complete with a modern en-suite shower room, while the contemporary family bathroom features a sleek white suite and quality finishes. Ample built-in storage is also provided throughout.

Externally, the property benefits from a large, private south-facing garden, ideal for outdoor living and children at play. To the front, a well-kept garden and large driveway provide excellent kerb appeal and ample off-street parking.

Further benefits include gas-fired central heating and a mixture of triple and double glazing throughout. Located close to excellent schools, local shops, cafes, and public transport links, this home is perfect for growing families or those simply seeking more space in a prime Dunmurry location.

**Offers Around
£350,000**

58 Killeaton Park,
Dunmurry,
BELFAST,
BT17 9HE

Viewing by
appointment with
& through agent
028 9266 1700



- Beautifully Presented Three Bedroom Detached Home in a Highly Desirable Location in Dunmurry
- Within the Catchment Area for Leading Local Schools and Convenient to Belfast International and City Airports
- Ideally Positioned Just off Queensway with Excellent Access to Belfast and Lisburn City Centres
- Close to a Range of Local Amenities Including Malone, Lisburn and Dunmurry Golf Club
- Bright and Welcoming Reception Hall with Cloakroom and Original Solid Wooden Flooring Throughout the Hallway and Two Front Reception Rooms
- Three Separate and Versatile Reception Rooms Ideal for Living, Dining, or Home Office Use
- Extended Open-Plan Kitchen Diner with Excellent Range of Units and Ample Space for Family Dining
- Three Spacious Double Bedrooms Including a Principal Bedroom with Modern En-Suite Shower Room
- Contemporary Family Bathroom with Stylish White Suite and Quality Finishes
- Large South-Facing Rear Garden Offering Superb Privacy and Outdoor Entertaining Space with Raised Decking Area
- Generous Front Garden and Large Driveway Providing Ample Off-Street Parking
- Gas Fired Central Heating and Mixture of Triple and Double Glazing Throughout
- Early Viewing is Strongly Recommended to Fully Appreciate All This Exceptional Home Has to Offer

The Property Comprises:

Ground Floor

Composite front door with glass inset leading into:

RECEPTION HALL: Original parquet flooring, cornice ceiling, ceiling rose. Walk-in cloaks/utility area with parquet flooring.



LIVING ROOM: 11' 1" x 9' 4" (3.38m x 2.84m) (measurements into bay window). Outlook to front. Original parquet flooring. Cast iron fireplace and inset with gas coal effect fire, slate hearth. Cornice ceiling, ceiling rose.



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LOUNGE: 18' 3" x 10' 0" (5.56m x 3.05m) (at widest points). Dual aspect to front and rear. Feature fireplace with granite surround and cast iron inset with granite hearth. Original parquet flooring. uPVC double glazed French doors to rear garden. Cornice ceiling.



KITCHEN/DINER: 22' 3" x 10' 0" (6.78m x 3.05m) (at widest points). Fitted kitchen with range of high and low level units, laminate worktops, Belfast sink with chrome mixer tap, part granite work top, four ring ceramic hob with built-in oven and hob, extractor fan above, part tiled walls, tiled floor, wine rack, space for fridge/freezer. Integrated dishwasher, low voltage spotlighting, ample space for casual dining, vaulted ceiling, Velux window with outlook to rear garden. uPVC double glazed French doors to rear patio.



First Floor

LANDING: Picture window. Storage cupboard with additional built-in shelving.



FAMILY BATHROOM: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and vanity unit below. Heated towel rail, part tiled walls, tiled floor. Walk-in shower with drying area, fixed glass door, chrome thermostatic control valve and telephone hand shower and drencher shower head, pine tongue and groove ceiling, low voltage spotlights, extractor fan. Access hatch to roofspace via Slingsby type ladder.



BEDROOM (1): 11' 5" x 9' 4" (3.48m x 2.84m) Outlook to front. Cornice ceiling. Sliding door to:



ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with vanity unit below, heated towel rail, part tiled walls, tiled floor, corner shower unit with glass sliding door, cladded shower enclosure with chrome thermostatic control valve, telephone hand shower, drencher shower head, uPVC tongue and groove ceiling with low voltage spotlighting, extractor fan.



BEDROOM (2): 13' 8" x 9' 5" (4.17m x 2.87m) (at widest points). Outlook to front. Built-in robes



BEDROOM (3): 10' 3" x 8' 2" (3.12m x 2.49m) (at widest points). Outlook to rear, cornice ceiling.



Outside

Enclosed front garden surrounded by boundary hedging. Front garden laid in lawns. Sweeping tarmac driveway with off-street parking for several cars.

Extensive enclosed private rear garden with westerly aspect. Part in patio, part in lawns, raised decking area. Outside tap and outside light.

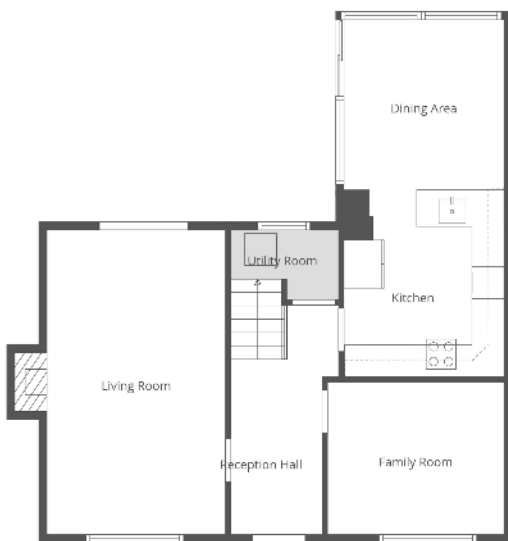


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Location:

Killeaton Park is located off Queensway, Dunmurry.

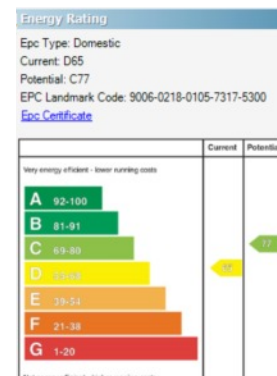


Floor 1



Floor 2

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