



15 Station View, Belfast, BT17 OAE

Guide Price £160,000

This well-presented three-bedroom terraced home in the sought-after area of Dunmurry offers comfortable and practical living, ideal for families, first-time buyers, or investors alike. The property boasts a bright and spacious interior, with a good sized living room, contemporary fitted kitchen open plan to dining area and downstairs W.C. Upstairs, there are three generously sized bedrooms along with a luxury family bathroom suite with bath and walk in shower. Externally, the home benefits from a good-sized patio garden to the rear, providing a low-maintenance outdoor space. Gas fired central heating & PVC double glazing are both in place. Conveniently located close to local amenities, schools, and excellent transport links, this attractive home combines suburban tranquillity with easy access to Belfast city centre. Early viewing is highly recommended.

- Well Presented Terraced Home In A Most Convenient Location
- Front Living Room
- Beautifully Installed Family Bathroom Suite With Bath & Walk In Shower
- Gas Fired Central Heating / PVC Double Glazing
- Ideal Home For The First Time Buyer, Families Or Investors
- Three Excellent Bedrooms (Two With Built In Storage)
- Spacious Open Plan Kitchen / Dining Room
- Enclosed Rear Patio Garden / Front Patio Garden
- Within Walking Distance To Local Shops & Transport Links
- Recently Refurbished & Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100)	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

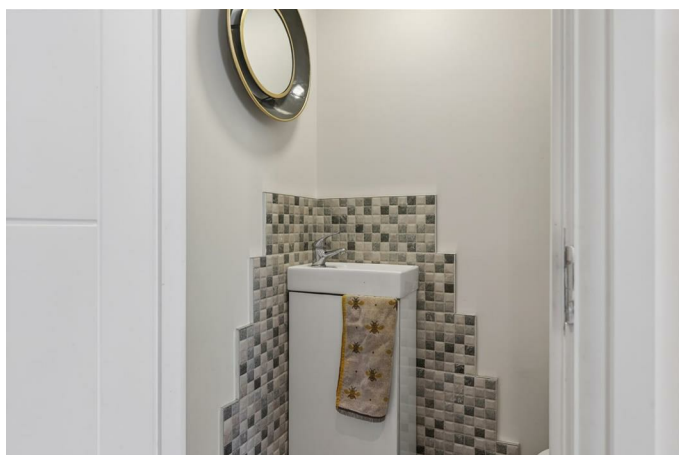
Composite front door with glass panel sides & inset.

RECEPTION HALL



Storage under stairs.

W.C



Low flush W.C, wash hand basin, part tiled walls.

LIVING ROOM 11'1" x 10'2" (3.4 x 3.1)



KITCHEN / DINING 18'0" x 14'5" (5.5 x 4.4)



Excellent range of high and low level storage, integrated fridge / freezer, integrated 4 ring hob, extractor fan & oven, integrated dishwasher & washing machine, recessed spotlighting.



ON THE FIRST FLOOR



BEDROOM THREE 7'2" x 7'2" (2.2 x 2.2)



BEDROOM ONE 13'9" x 10'5" (4.2 x 3.2)



Built in robes.

BEDROOM TWO 10'2" x 10'2" (3.1 x 3.1)



Built in robes.

BATHROOM



Comprising panel bath, wash hand basin with vanity unit below, fully tiled shower enclosure, part tiled walls, tiled flooring, recessed spotlighting.

OUTSIDE

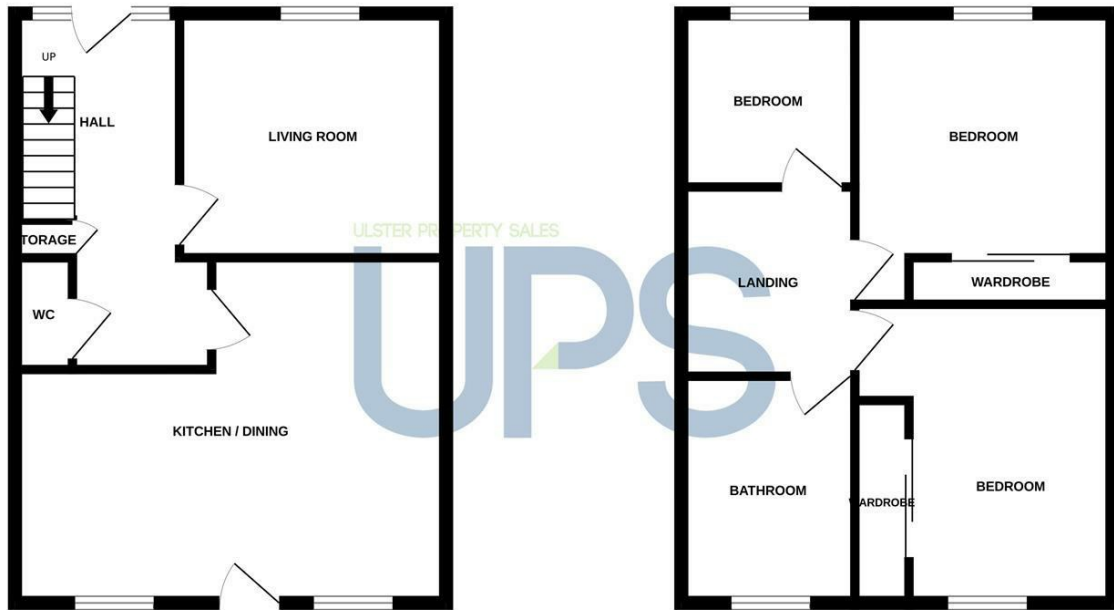


Large enclosed rear paved garden. Paved front garden.

Floor Plan

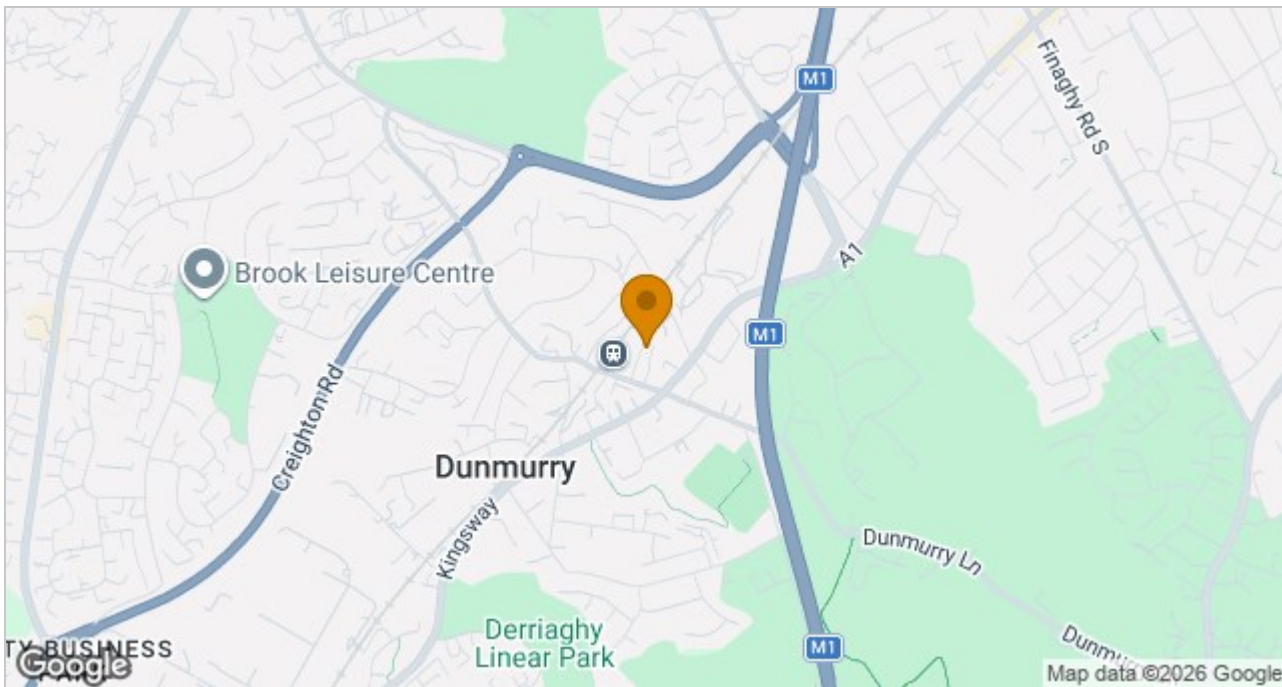
GROUND FLOOR

1ST FLOOR



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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