



## 41 Glenburn Manor, Belfast, BT17 9DX

**Price Guide £185,000**

Situated in the heart of Dunmurry Village, this beautifully presented lower ground floor apartment offers modern living in a convenient and well-connected location. Designed with comfort and practicality in mind, the property features two spacious bedrooms, a versatile study ideal for home working, and a contemporary wet room finished to a high standard.

The apartment boasts a bright and spacious open-plan kitchen, living, and dining area, creating the perfect setting for both relaxing and entertaining. The stylish kitchen flows seamlessly into the living space, providing a modern and sociable layout suited to everyday living.

Located within easy reach of local shops, cafés, transport links, and amenities, this attractive apartment combines village charm with modern convenience, making it an ideal choice for professionals, couples, small families, or downsizers seeking quality living in a desirable location.

- Excellent Apartment On The Lower Ground Floor
- Two Generous Bedrooms (Master With Wet Room)
- Main Bathroom Suite With Bath & Walk In Shower
- Private Patio Garden Overlooking River / Greenery
- Residents & Visitor Parking
- Spacious Accommodation Including A Large Open Plan Kitchen / Living / Dining Room
- Study Off Second Bedroom Which Could Be Used For A Number Of Purposes
- Underfloor Heating / Beam Vacuum System
- Gas Fired Central Heating / Double Glazed Windows
- Convenient Location Close To A Range Of Amenities

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		77	77
(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 LOWER GROUND FLOOR**

**ENTRANCE**

Cloakroom off entrance porch.

**OPEN PLAN KITCHEN / LIVING 24'11" x 13'5"  
(7.6 x 4.1)**



Range of high and low level units, 4 ring gas hob, stainless steel sink unit, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, granite worktops, part tiled walls, double doors to patio garden. Gas fire.



**DINING 11'9" x 9'2" (3.6 x 2.8)**



**BEDROOM ONE 16'0" x 11'5" (4.9 x 3.5)**



Built in robe. Double doors to patio garden.

**STUDY 13'9" x 7'6" (4.2 x 2.3)**



Skylight.

**ENSUITE WET ROOM**



Walk in shower, low flush W.C, wash hand basin with vanity unit below. Fully tiled walls & floor.

**BATHROOM**



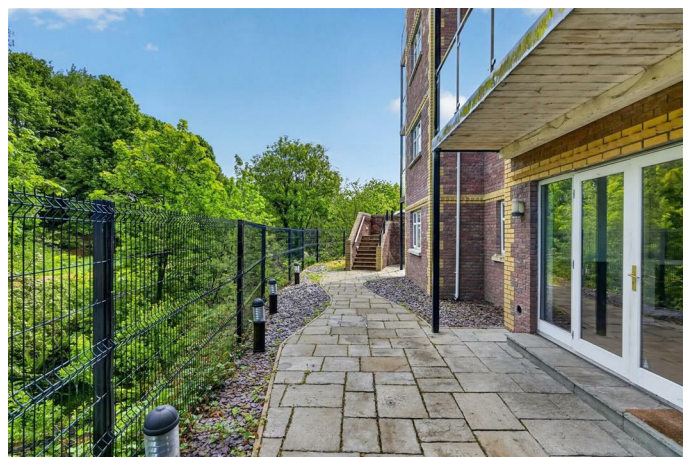
White suite comprising low flush W.C, wash hand basin with built in vanity unit, walk in shower, chrome wall mounted radiator, part tiled walls and tiled floor.

**BEDROOM TWO 11'5" x 9'10" (3.5 x 3.0)**



Built in robe.

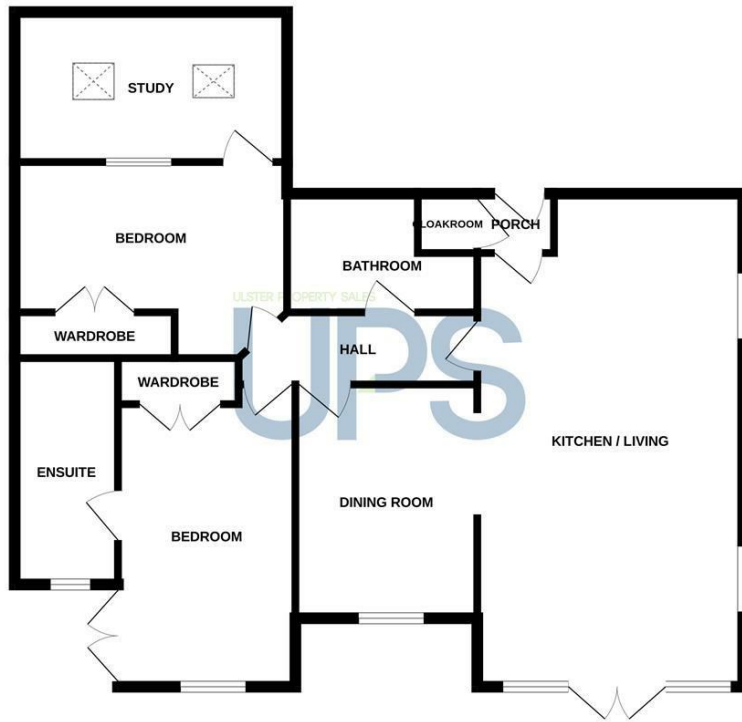
**OUTSIDE**



Enclosed patio garden.

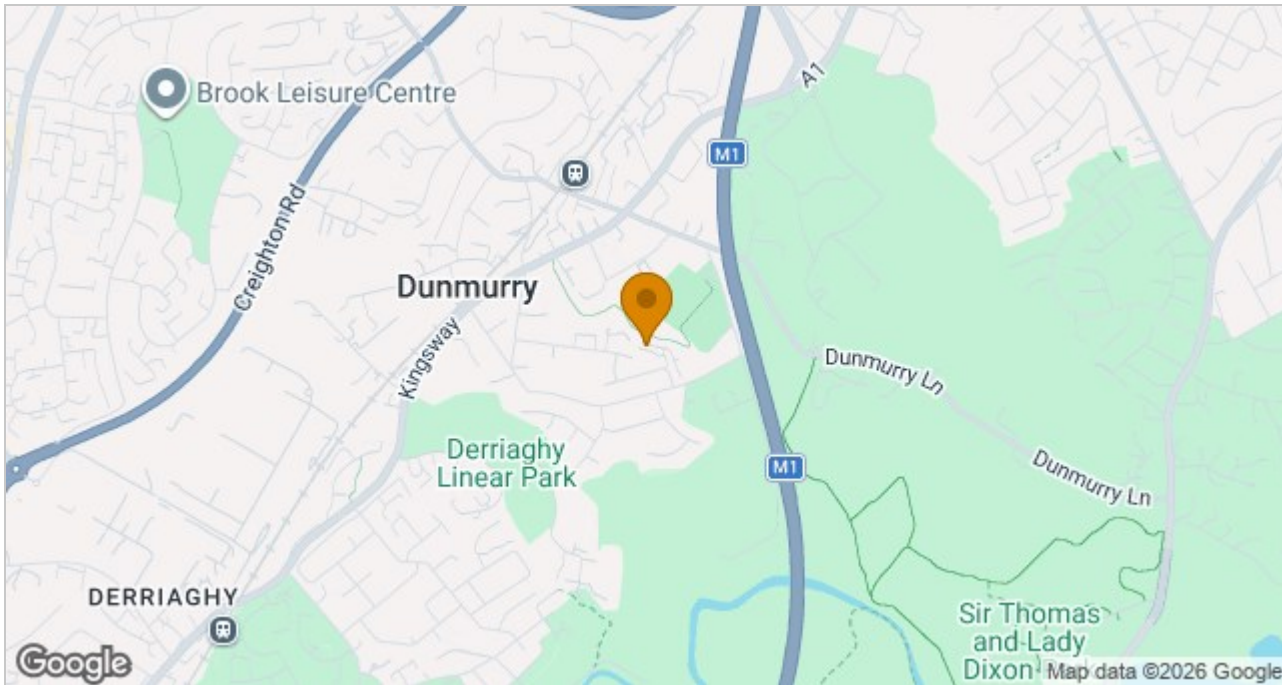
# Floor Plan

## LOWER GROUND 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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