



## 62 Glenburn Road, Belfast, BT17 9AN

**Price Guide £250,000**

We are pleased to present this beautifully presented end-terrace property situated in a quiet residential location just off Dunmurry Village. Offering extended accommodation, this home is ideal for the young family, professional or the first time buyer. With many period features in place, the excellent accommodation comprises two reception rooms, large kitchen / dining area, three good size bedrooms, and beautiful bathroom suite. Further benefits include gas fired central heating and PVC double glazed windows. Outside, the property boasts a private rear garden with patio area & lawn. There is also a small garden to the front and off street parking. Dunmurry is conveniently located close to a range of leisure facilities, excellent primary and grammar schools as well as other local amenities. With Belfast and Lisburn in close proximity this home is also convenient to motorway links and public transport networks. Viewing is highly recommended.

- Beautifully Presented End Terrace Home
- Extended Accommodation Ideal For A Range Of Potential Purchasers
- Three Excellent Bedrooms
- Front Lounge With Wood Burning Stove
- Living Room Open Plan To Kitchen / Dining Area
- Luxury Bathroom Suite With Bath & Shower
- Enclosed Rear Garden In Lawn With Patio Area, Off Street Parking
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To The Shops & Cafes Of Dunmurry Village
- Excellent Transport Links To Both Belfast & Lisburn City Centres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	70	79
(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 COMPRISSES

### ON THE GROUND FLOOR

#### ENTRANCE

Composite front door.

#### RECEPTION HALL



Wooden floor.

#### LOUNGE 13'5" x 11'5" (4.1 x 3.5)



Wooden floor. Wood burning stove. Shelving. Picture rail. Cornice ceiling.

#### LIVING ROOM 11'5" x 10'2" (3.5 x 3.1)



Attractive fireplace. Tiled floor. Picture rail.

#### KITCHEN / DINING 18'0" x 13'1" (5.5 x 4.0)



Excellent range of high and low level units, integrated dishwasher, plumbed for washing machine, island, integrated oven, 4 ring hob, stainless steel extractor fan, part tiled walls, stainless steel sink unit with drainer, part tiled walls. PVC double doors to garden.



## ON THE FIRST FLOOR



### BEDROOM ONE 14'9" x 10'5" (4.5 x 3.2)



Picture rail.

### BEDROOM TWO 9'10" x 9'2" (3.0 x 2.8)



## BEDROOM THREE 11'5" x 9'10" (3.5 x 3.0)



Wooden floor. Built in robe.

## BATHROOM



Luxury suite with roll top free standing bath, walk in fully tiled shower enclosure, pedestal wash hand basin, low flush W.C., tiled flooring.

## OUTSIDE



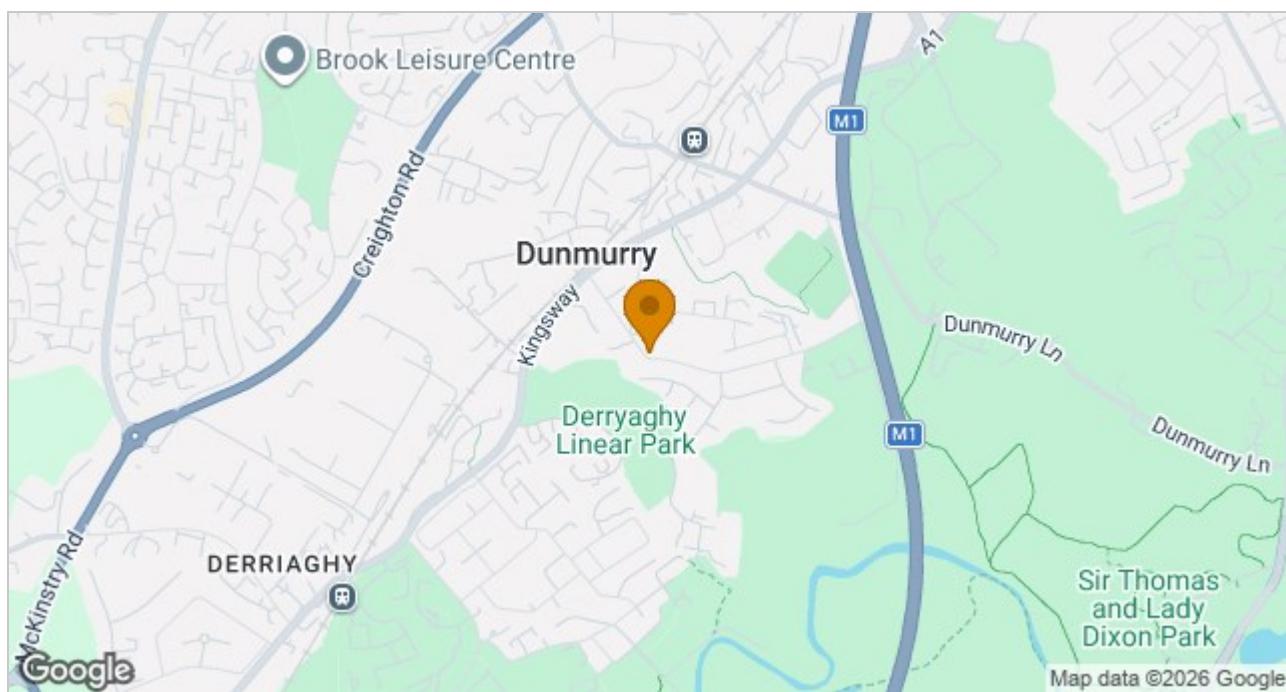
Enclosed rear garden in lawn with patio area. Off street parking. Front garden area.

## Floor Plan



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 inaccuracy. 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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