



## 53 Hornbeam Road, Belfast, BT17 9DW

**Asking Price £125,000**

Situated in this increasingly popular area of Dunmurry, this excellent terraced property represents an affordable family home with spacious accommodation, comprising three good sized bedrooms, one reception room, fitted kitchen with dining area and a first floor shower room. The property also boasts a large enclosed garden to rear with patio area and driveway to front. Within easy access to the motorway network, nearby schools and the amenities of Dunmurry village, this property is sure to be popular with both owner occupiers and investors alike with viewing recommended.

- Well Presented Terrace Property
- Modern Kitchen With Dining Space
- Spacious Lounge
- An Ideal First Time Buy Or Investment Opportunity
- Sold As Seen
- Three Good Sized Bedrooms
- First Floor Bathroom
- Oil Central Heating / PVC Double Glazed Windows
- Chain Free

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		79

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

PVC Front door.

#### HALLWAY

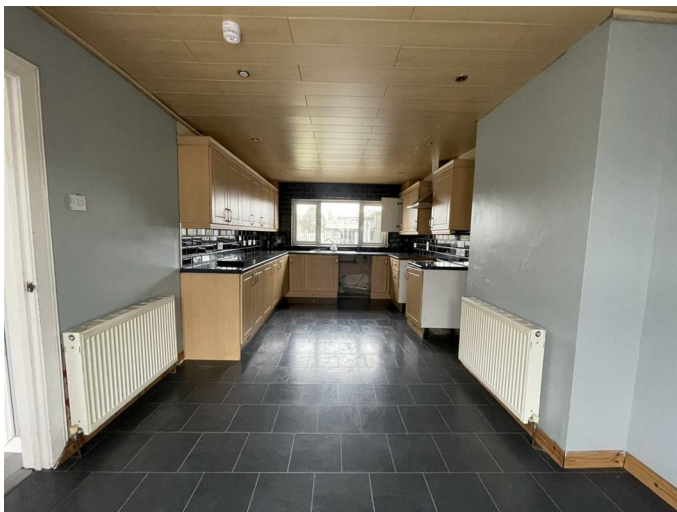
Under stairs storage.

#### LIVING ROOM 13'9" x 11'9" (4.2 x 3.6)



Laminate flooring. Access to rear garden.

#### KITCHEN / DINING 20'4" x 10'2" (6.2 x 3.1)



Modern range of high and low level units, stainless steel sink unit, extractor fan, plumbed for washing machine, tiled floor and part tiled walls.

### ON THE FIRST FLOOR

#### BEDROOM ONE 14'1" x 8'6" (4.3 x 2.6)



Built in robe.

#### BEDROOM TWO 10'5" x 7'2" (3.2 x 2.2)



#### BEDROOM THREE 10'2" x 9'6" (3.1 x 2.9)



## BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, part tiled walls and vinyl wood effect floor. Built in storage.

## OUTSIDE



Garden to rear with patio area.

## GARDEN



## Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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