



27 Glendun Park, Belfast, BT17 9AY

Price Guide £299,950

An attractive extended detached family home occupying a generous corner site in this highly sought-after residential area of Dunmurry. Offering bright and spacious accommodation throughout, this superb three-bedroom property has been thoughtfully extended to provide excellent family living space, complemented by well-maintained gardens, parking and a detached garage. Internally, the property boasts a welcoming entrance porch, spacious living room, modern fitted kitchen open plan to living / dining area and downstairs W.C. The first floor comprises three well-proportioned bedrooms, a contemporary family bathroom suite and access to floored and well insulated roof space via slingsby ladder. Externally, the corner position provides superb outdoor space with an exceptionally beautiful garden with several sunny south and west facing patio spaces to enjoy the outdoors. Conveniently located close to leading schools, local shops, excellent transport links and amenities, this home will appeal to a wide range of purchasers seeking comfort, convenience and space in a desirable location. Early viewing is highly recommended.

- Well Presented Detached Home In A Prime Residential Location
- Three Excellent Bedrooms, All With Storage
- Modern Kitchen Open Plan To Living / Dining
- Excellent Garden To Front, Side & Rear
- Oil Fired Central Heating / PVC Double Glazing
- Situated On A Large Corner Site
- Comfortable Living Room With Exposed Brick Open Fire
- Ground Floor W.C
- Detached Garage & Driveway
- Convenient Location Close To A Range Of Amenities, Schools & Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	66
(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

PVC front door to entrance porch.

LIVING ROOM 13'1" x 12'9" (4.0 x 3.9)



Exposed brick fireplace with open fire. Storage under stairs. Double door.



KITCHEN LIVING DINING 20'8" x 16'0" (6.3 x 4.9)



Range of high and low level units,

integrated oven, 4 ring hob, stainless steel extractor fan, plumbed for washing machine, stainless steel sink unit with drainer & mixer tap, recessed spotlighting, tiled wood effect flooring, double doors to garden.



W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 9'6" (4.0 x 2.9)



Built in storage.

BEDROOM TWO 9'6" x 9'6" (2.9 x 2.9)



Built in storage.

BEDROOM THREE 9'10" x 6'6" (3.0 x 2.0)



Built in storage.

BATHROOM



White suite comprising bath with electric shower over, low flush W.C, wash hand basin with storage below, fully tiled walls, tiled flooring.

OUTSIDE

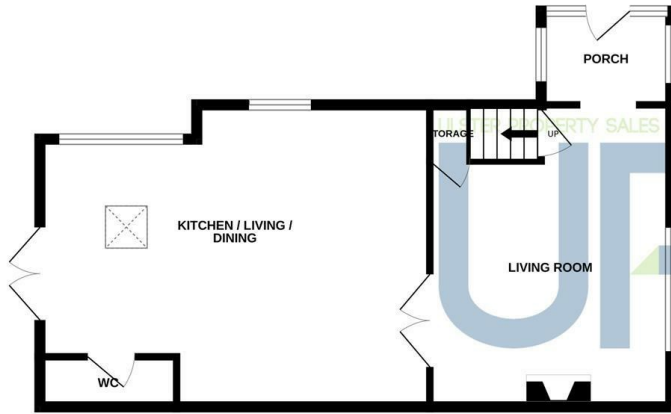


Enclosed gardens to front, side and rear. Resin patio and driveway. Lawned area. Detached garage.

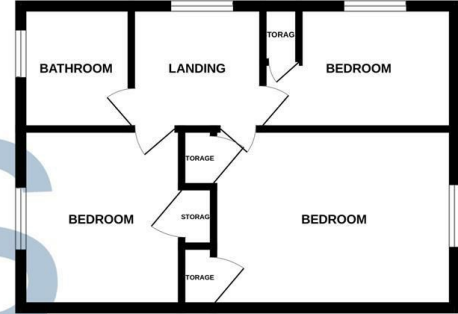


Floor Plan

GROUND FLOOR

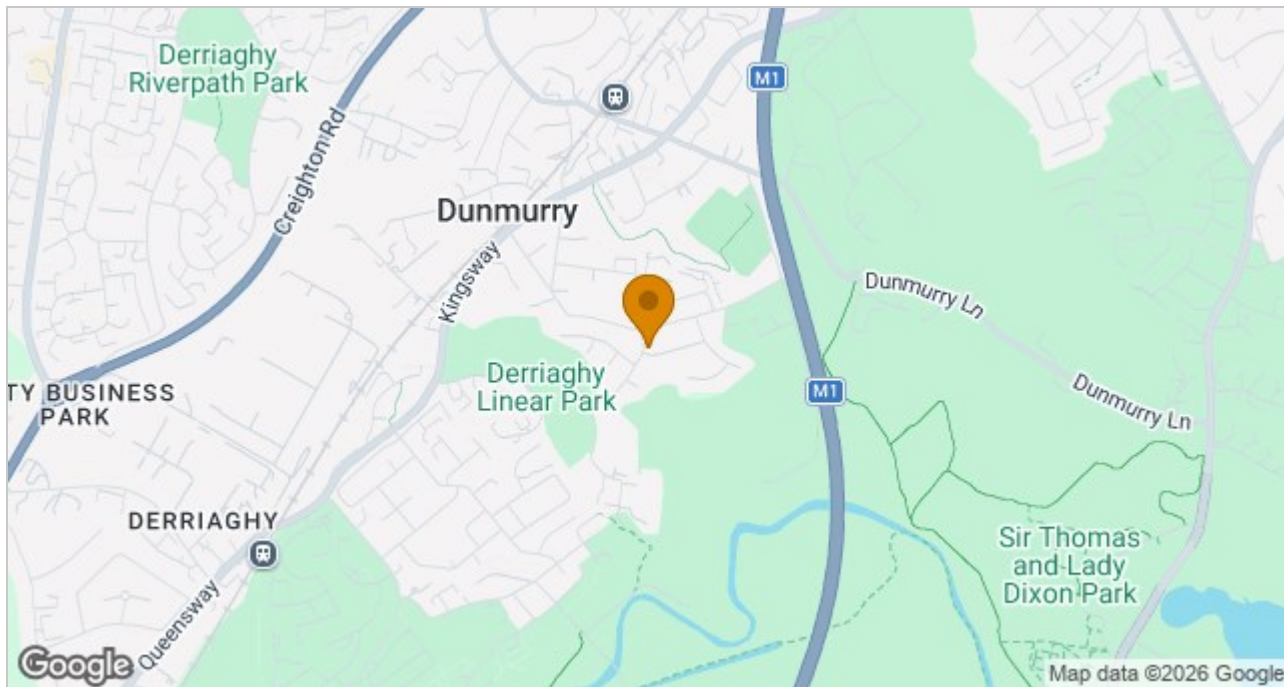


1ST FLOOR



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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