



2 River Mews, Dunmurry BT17 9DZ

OIRO £145,000

Situated within a quiet residential area just off River Road, this well presented mid terraced house offers great accommodation over 3 floors. The property enjoys a cul de sac setting and combines superb accessibility to Dunmurry, and easy commuting to Lisburn and Belfast by road and rail.

Mid terrace | Lounge | Kitchen/dining | 3 Bedrooms | Gas heating | PVC Double Glazing | Garden | Off-street parking | No Onward Chain |

028 9266 3396

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FALLOON
Estate Agents

Situated within a quiet residential area just off River Road, this well presented mid terraced house offers great accommodation over 3 floors.

The property enjoys a cul de sac setting and combines superb accessibility to Dunmurry, and easy commuting to Lisburn and Belfast by road and rail.

Well presented throughout the accommodation briefly comprises reception hall, spacious lounge, kitchen with dining area, 3 bedrooms and bathroom. Outside there is on site parking, and gardens to front and rear.

The bright accommodation is complemented by gas fired central heating and PVC double glazing making this lovely home ready to move in to, ideal for first time buyers, investors or downsizers.

The property is vacant and early completion can be available.

Book an early viewing with Falloon Estate Agents 028 9266 3396

GROUND FLOOR :

Entrance hall

PVC double glazed entrance door. Oak flooring. Glazed oak inner door to lounge.

Lounge

w: 3.79m x l: 4.5m (w: 12' 5" x l: 14' 9")

Provision for display electric fire with granite hearth. Oak flooring. Glazed oak inner door to hall. Double panelled radiator.

Kitchen/dining

w: 3.21m x l: 4.51m (w: 10' 6" x l: 14' 10")

Good range of high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. Integrated 4 ring ceramic hob with electric under oven. Stainless steel extractor over. Integrated dishwasher. Plumbed for washing machine. Space for fridge and freezer. Under stairs storage cupboard. Larder cupboard. Part tiled walls. Tiled floor. Double panelled radiator.

FIRST FLOOR:

Landing

Hot press with 'Worcester' gas boiler.

Bedroom 1

w: 2.9m x l: 4.5m (w: 9' 6" x l: 14' 9")

Built in wardrobe. Single panelled radiator.

Bedroom 2

w: 2.23m x l: 2.25m (w: 7' 4" x l: 7' 5")

Single panelled radiator.

Bathroom

Tiled in bath with 'Redring' electric shower over. Shower screen. Pedestal wash hand basin, mixer tap. Low flush WC. Fully tiled walls. Tiled floor. Spot lights. Heated towel rail.

SECOND FLOOR:

Bedroom 3

w: 2.8m x l: 4.1m (w: 9' 2" x l: 13' 5")

Built in wardrobe with mirrored sliding door. Double panelled radiator.

En-suite

'Triton' electric shower in tiled enclosure. Semi pedestal wash hand basin, mixer tap. Low flush WC. Spot lights. Extractor fan. Heated towel rail.



Outside

Pavior parking to front. Lawn. Paved path.

Enclosed rear garden with paved finish and painted timber perimeter fencing. Gate to right of way for bins etc.

Outside tap.

Tenure

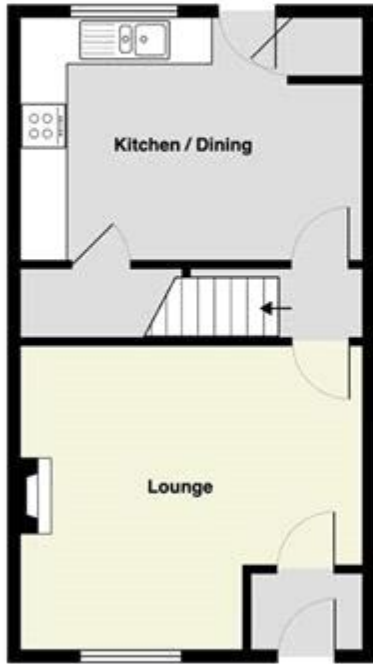
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

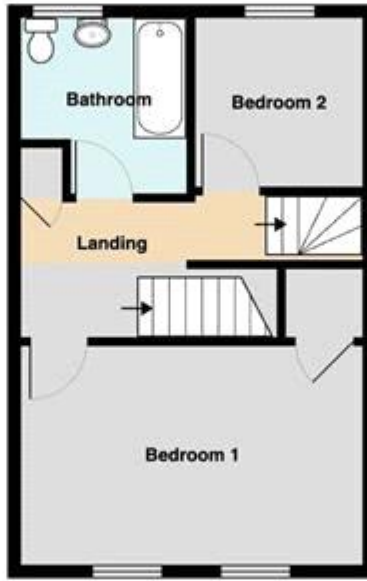
From LPSNI website - estimated domestic rate bill £810.00



2 River Mews, Dunmurry, BELFAST, BT17 9DZ



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.