



HOUSE AND APARTMENT WITH YARD & OUTBUILDINGS, 78 UPPER

DUNMURRY LANE, BELFAST. BT17 0PS

A unique opportunity to acquire a substantial red brick detached property that has undergone alterations / work in progress to also offer an one bedroom, self contained apartment that fronts the convenient and established Upper Dunmurry Lane. Five excellent bedrooms and two separate reception rooms plus an One Bedroom Apartment. Fitted kitchen. White bathroom suite. Upvc double glazed windows. Extensive site with ample car parking for several cars. Further outhouses / garage / storage. Rarely does such an opportunity arise offering the facilities of a secure gated yard with outhouses and a substantial detached property. Only upon viewing can the immense potential this property offers be full appreciated. Immediate possession / chain free.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
	50	58
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £264,950

HOUSE AND APARTMENT WITH YARD & OUTBUILDINGS, 78 UPPER DUNMIDVIANE RELEAST BT17 0DS

Key Features

- Substantial red brick detached property.
- Four excellent bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / oil fired heating.
- Further Outhouse / Storage / Garage.
- Also one bedroom, self contained apartment.
- Two separate reception rooms.
- White bathroom suite.
- Extensive site with ample car parking for several cars.
- Immediate possession / chain free.





**GROUND FLOOR
APARTMENT**

LOUNGE
16'4 x 12'6
Wooden effect strip floor,, double bay windows, cornicing.

KITCHEN
10'7 x 7'11

REAR PORCH

BEDROOM 1
12'4 x 9'3

BEDROOM 1
12'4 x 9'3

SHOWER ROOM
8'6 x 6'9

DETACHED HOUSE

ENTRANCE HALL / PORCH
To;

LOUNGE
16'0 x 14'11

LIVING ROOM
17'6 x 13'2

FITTED KITCHEN
12'2 x 11'4
Range of units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine.

FIRST FLOOR

BEDROOM 1
11'4 x 10'2

BEDROOM 2
10'3 x 8'2

BEDROOM 3
8'5 x 10'1

BEDROOM 4
13'9 x 8'2

WHITE BATHROOM SUITE
Corner panelled bath, low flush wc, wash hand basin.

SEPARATE W.C.
Low flush w.c.

OUTSIDE
Extensive carparking / carport, outhouses and garages.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17947341

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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