



## 4 LABURNUM WAY, TWINBROOK, BELFAST, BT17 0BW



Superbly placed in this elevated position with an attractive open aspect to the front, this mid-terrace home is ideally positioned within this extremely desirable residential location that enjoys tremendous doorstep convenience, including a short walk to state-of-the-art leisure facilities, lots of schools, and excellent transport links that include bus, taxi, and the Glider service, as well as being within a very easy commute to both Belfast and Lisburn along with arterial routes.

Dunmurry Railway Station is also easily accessible, as is an abundance of amenities in Andersonstown; the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level.

On the ground floor, there is a welcoming entrance hall and a bright and airy living room, which provides access to the kitchen.

Other qualities include gas-fired central heating and UPVC double glazing as well as a privately enclosed, low-maintenance, flagged rear garden that has an outdoor tap.

A very popular location that is in constant demand, and we have no hesitation in recommending an early viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
<b>1</b>	<b>1</b>	<b>1</b>
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950

## Key Features

- Ideally positioned in an elevated position within this extremely desirable residential location that enjoys tremendous doorstep convenience!
- Bright and airy living room.
- White bathroom suite on first-floor.
- Privately enclosed, low-maintenance rear garden with an outdoor tap.
- Convenient to both Belfast and Lisburn as well as arterial routes and the motorway network along with Dunmurry railway station.
- Three bedrooms.
- Fitted kitchen.
- Gas-fired central heating / Upvc double glazing.
- Short walk to state-of-the-art leisure facilities, lots of schools, and excellent transport links to include the Glider service.
- Early viewing strongly recommended for this home that enjoys an attractive open aspect to the front.





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE HALL

Laminated wood effect floor.

## LIVING ROOM

14'11 x 13'10

Laminated wood effect floor,  
access to;

## KITCHEN

11'11 x 10'6

Range of high and low level units,  
single drainer stainless steel sink  
unit.

## REAR HALLWAY

Gas boiler, Upvc double glazed  
back door.

## FIRST FLOOR

## BEDROOM 1

12'0 x 11'1

Built-in mirrored slide robes.

## BEDROOM 2

11'1 x 10'4

Built-in robes.

## BEDROOM 3

9'8 x 8'7

Built-in robes.

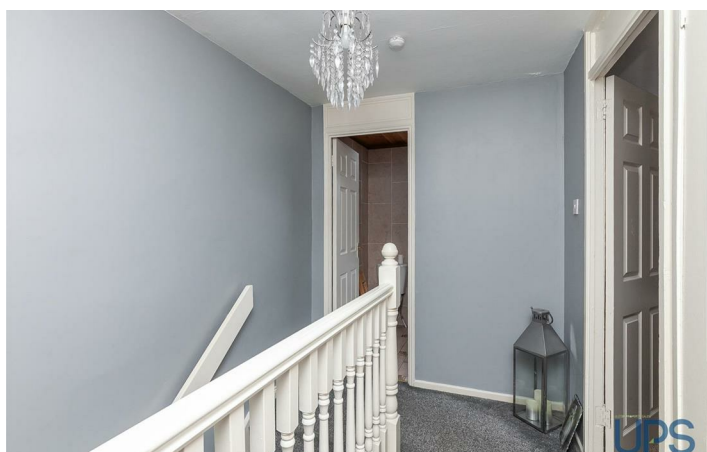
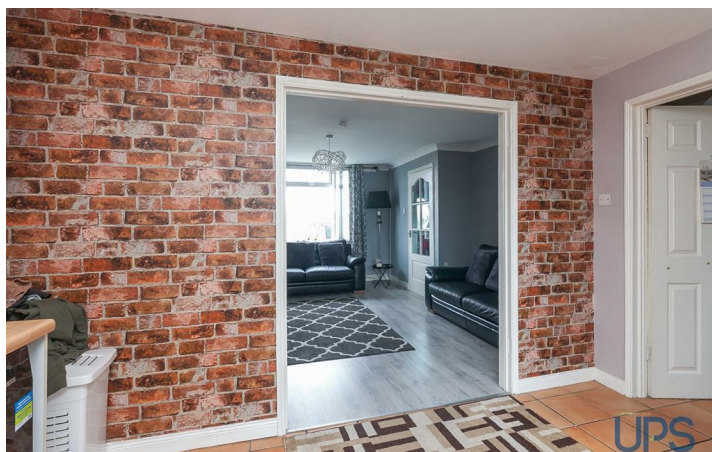
## WHITE BATHROOM SUITE

Bath, electric shower unit, low flush  
w.c, wash hand basin, spotlights,  
wood strip ceiling, tiled floor and  
walls.

## OUTSIDE

Enclosed flagged rear garden,  
outdoor tap, enclosed front garden.

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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. 18306593**

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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