



## 12 ARDCAOIN GREEN, DUNMURRY, BT17 0UR



Offered for sale chain-free, this sizeable semi-detached home that extends to around an impressive 911 sq ft is ideally placed tucked away in this extremely popular residential cul-de-sac location that is close to an abundance of amenities, including schools, shops and transport links, along with the Glider service and arterial routes.

The property benefits from a higher-than-average energy rating (EPC C-71) and is convenient to both Belfast and Lisburn as well as the motorway network and much more. The well-appointed accommodation is bright and airy throughout and is briefly outlined below.

Three bedrooms, bedroom one and two with built-in robes and a white bathroom suite, as well as a handy storage cupboard on the landing which completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a good-sized living room that has a feature multi-fuel burning stove, and there is also a large, fitted kitchen/dining area that has an excellent storage cupboard and access to a downstairs w.c.

Other qualities include off-road car parking and a low-maintenance, well-maintained rear garden, together with UPVC double glazing and gas-fired central heating.

A superb opportunity to acquire a chain-free home, and we strongly encourage viewing to avoid disappointment!

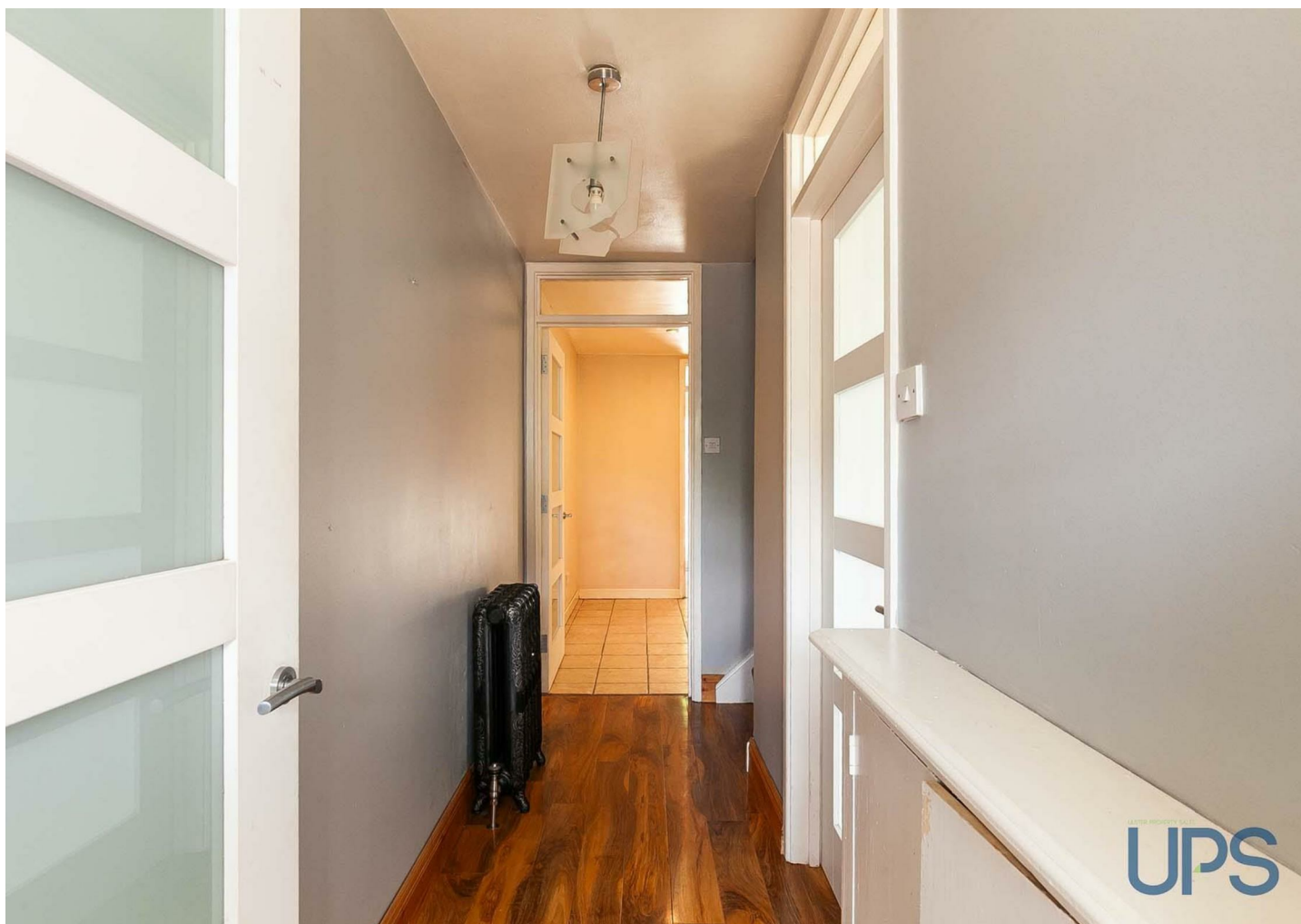
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		
	71	72

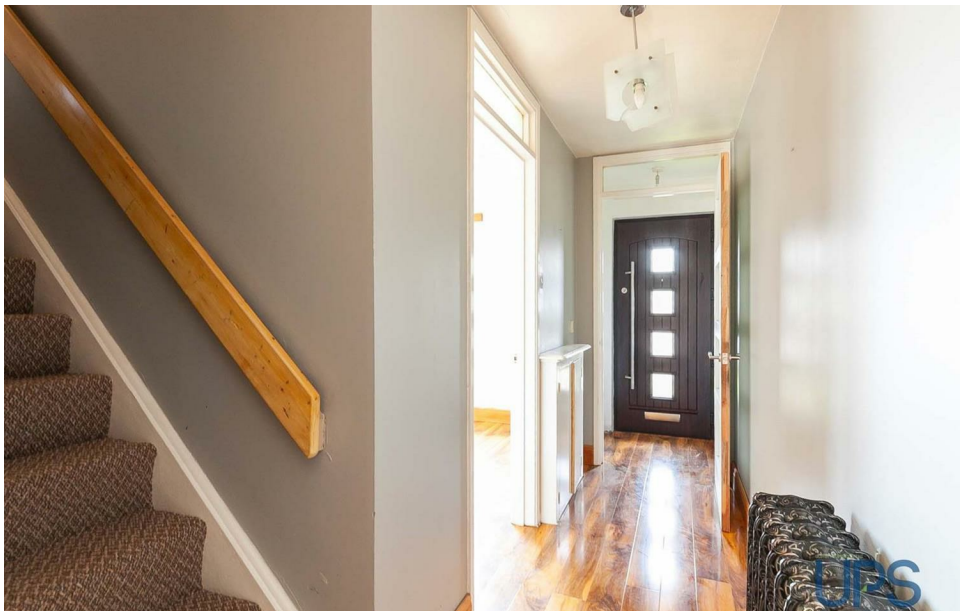
OFFERS OVER £144,950

## 12 ARDCAOIN GREEN, DUNMURRY, BT17 0UR

### Key Features

- Superb semi-detached home ideally placed tucked away in this established and highly sought-after cul-de-sac position and is offered for sale chain-free!
- Bright and airy living room with a feature multi-fuel burning stove.
- Downstairs W.C.
- Gas-fired central heating / UPVC double glazing / higher-than-average energy rating (EPC C-71)
- Close to Colin Glen, Ireland's leading adventure park, as well as lots of schools, shops and transport links, including the Glider service.
- Three bedrooms, bedroom 1 and bedroom 2 with built-in robes.
- Large fitted kitchen open plan to a sizeable dining/entertaining area.
- White bathroom suite at first-floor level.
- Off road car-parking and well-maintained front and rear gardens.
- Viewing strongly recommended!





## GROUND FLOOR

Entrance door to spacious and welcoming entrance hall;

## LIVING ROOM

13'5 11'6  
Wooden effect stripped floor, multi-fuel burning stove;

## KITCHEN / DINING AREA

17'5 11'6  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and oven, extractor fan, excellent storage cupboard, spotlights, open plan to sizeable dining / entertaining space;

## DOWNSTAIRS W.C.

Low flush W.C, wash hand basin;

## FIRST FLOOR

Spacious landing, storage cupboard;

## BEDROOM 1

11'2 10'4  
Laminated wood effect floor, built-in robe;

## BEDROOM 2

10'11 9'10  
Laminated wood effect floor, built-in robe;

## BEDROOM 3

8'4 9'9  
Laminated wood effect floor;

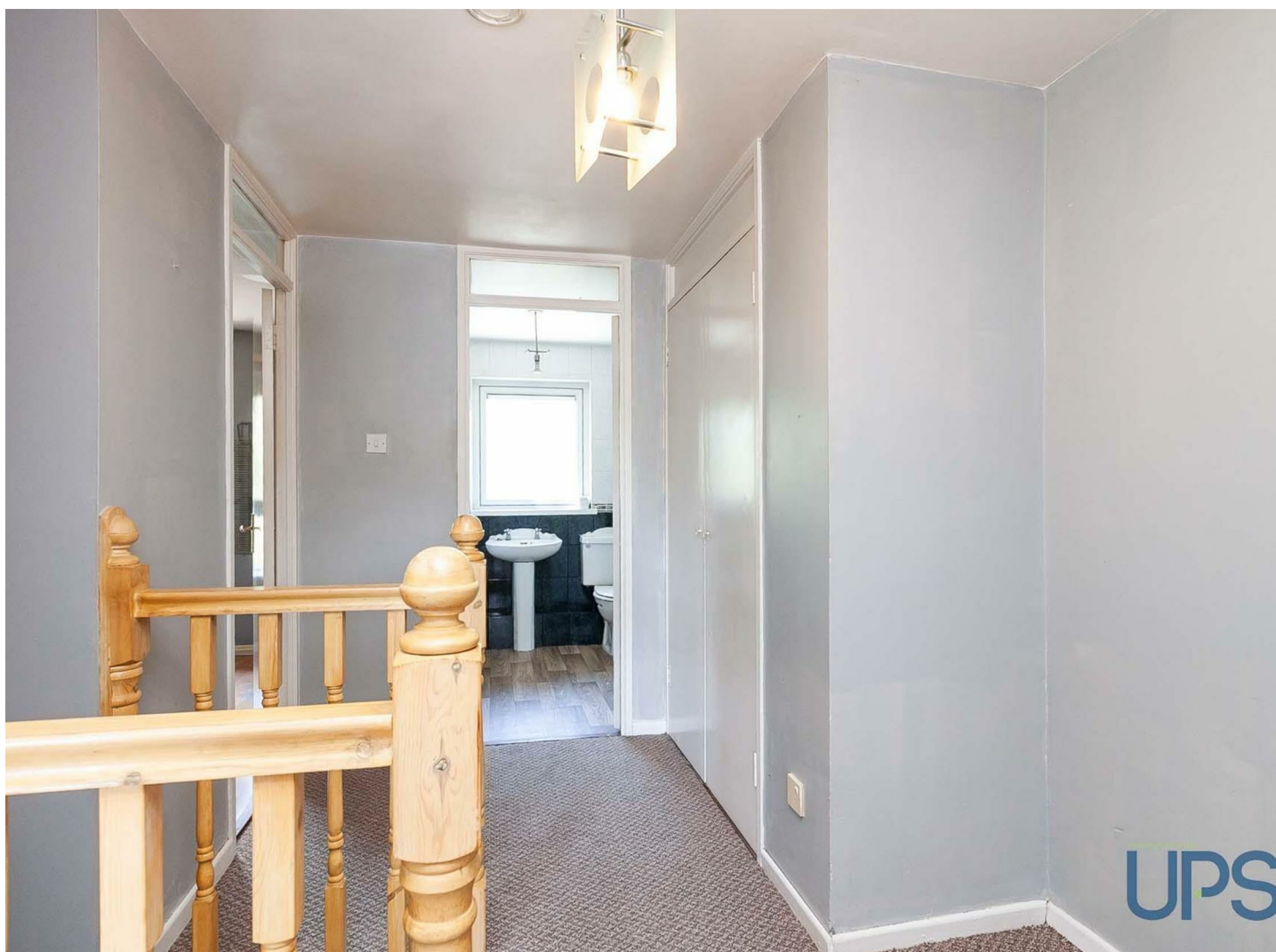
## WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, tiled walls;

## OUTSIDE

Privately enclosed low-maintenance flagged rear garden.

## 12 ARDCAOIN GREEN, DUNMURRY, BT17 0UR



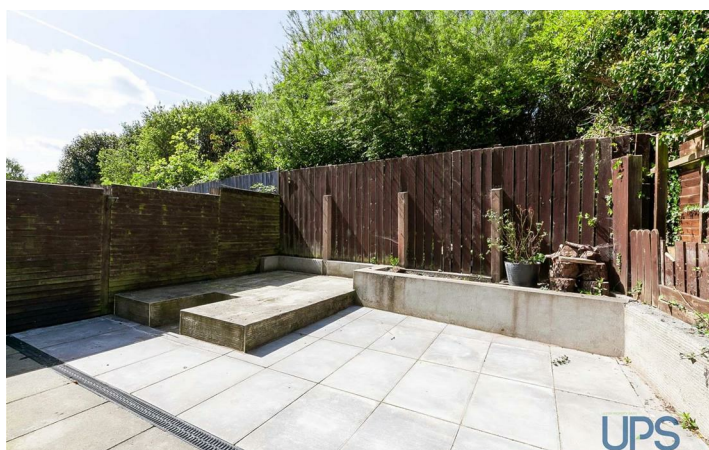


UPS





## 12 ARDCAOIN GREEN, DUNMURRY, BT17 0UR



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 Gareth 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. 18365145**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark