



## 19 SUMMERHILL PARK, TWINBROOK, BELFAST, BT17 0RQ



A well-presented end-of-terrace home ideally placed in this hugely popular residential location that enjoys tremendous doorstep convenience, including schools, shops and transport links, along with the Glider service and state-of-the-art leisure facilities, as well as arterial routes, the motorway and both Belfast and Lisburn, to name a few!

The property extends to around 773 sq ft and is ready for the lucky new owner to simply add their furniture. Coupled with this fantastic location, which is also close to Dunmurry railway station and an abundance of amenities in Andersonstown, the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with attractive double doors leading to a bright and airy living room as well as a kitchen which is open plan to a sizeable dining space that has double doors leading to a private garden.

Other qualities include oil-fired central heating, UPVC double glazing and a good-sized, well-maintained enclosed rear garden.

We strongly recommend viewing to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) <b>A</b>		
(81-93) <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		
	57	77
Northern Ireland		
EU Directive 2002/91/EC		

**OFFERS AROUND £149,950**

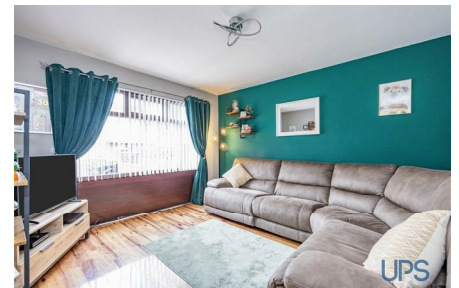
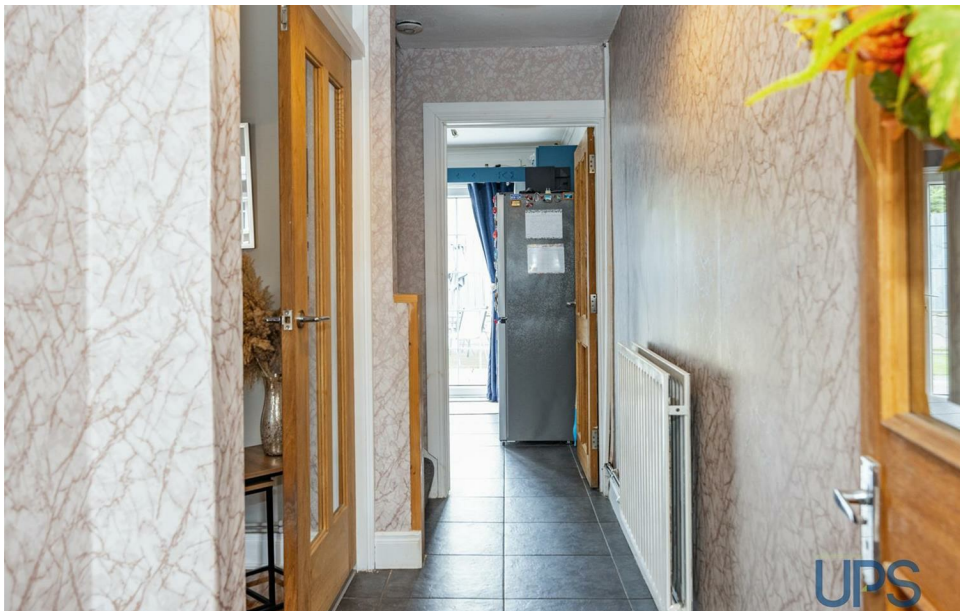


## 19 SUMMERHILL PARK, TWINBROOK, BELFAST, BT17 0RQ

### Key Features

- Well-presented end-of-terrace home ideally placed in this hugely popular residential location with access to lots of amenities.
- Bright and airy living room.
- White bathroom suite on the first floor.
- Good-sized, well-maintained rear garden.
- Fantastic location close to Dunmurry railway station and an abundance of amenities in Andersonstown.
- Three bedrooms.
- Kitchen open plan to sizeable dining space with double doors to garden.
- Oil-fired central heating system / uPVC double glazing.
- Short walk to the upgraded, state-of-the-art Brook Leisure Centre, as well as schools and shops, to include excellent transport links along with the Glider service!
- Early viewing strongly recommended.





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Tiled floor, inner door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor, beautiful double doors to;

## LIVING ROOM

12'5 x 11'4

## KITCHEN

15'8 x 11'1

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, excellent storage cupboard, tiled floor, open plan to dining space. Double doors to garden.

## FIRST FLOOR

## SPACIOUS LANDING

Hotpress / storage.

## BEDROOM 1

12'2 x 11'8

Built-in robes.

## BEDROOM 2

12'2 x 9'10

Build-in robes.

## BEDROOM 3

9'6 x 7'0

## WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled walls and floor.

## OUTSIDE

Privately enclosed, well maintained, low maintenance rear garden, outdoor tap, beautiful views towards Black mountain, additional covered side area with lights.



19 SUMMERHILL PARK, TWINBROOK, BELFAST, BT17 0RQ







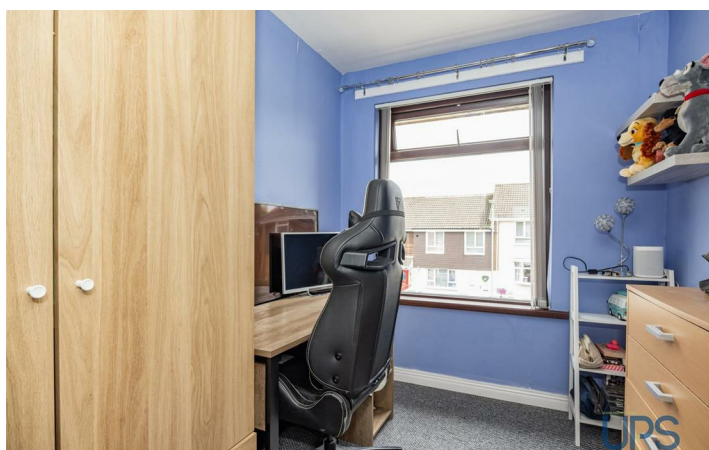
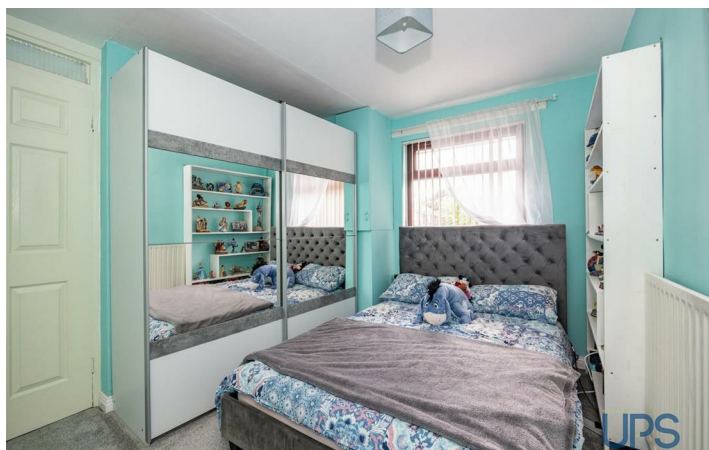
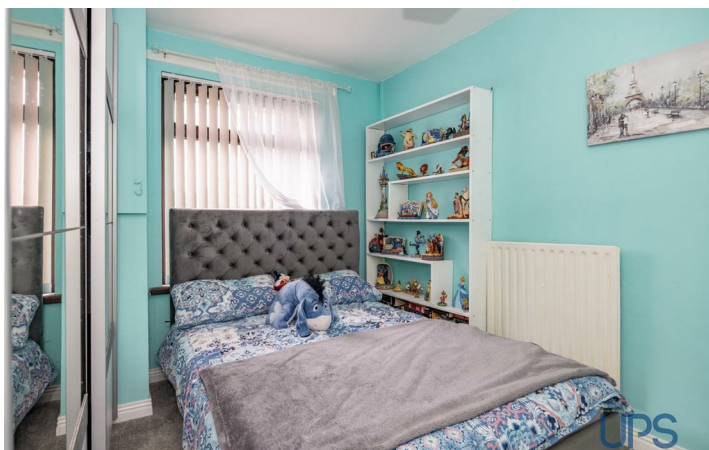








# 19 SUMMERHILL PARK, TWINBROOK, BELFAST, BT17 0RQ



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. 18409303**

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