

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 MULBERRY PARK,  
DUNMURRY, BELFAST, BT17**

**OFFERS AROUND £149,950**

A competitively priced mid town house that has been maintained and presented to offer comfortable, well appointed, family living accommodation throughout. The home benefits from tremendous doorstep convenience close to Schools, Shops, transport links, Dunmurry Railway Hub, the Glider service and state-of-the-art leisure facilities, as well as main arterial routes with Belfast and Lisburn, all nearby. Three excellent, bright, double bedrooms. Luxury fully fitted kitchen with a casual dining area. One generous reception room. Recently installed luxury shower suite with feature shower enclosure. Upvc double glazed windows / gas fired central heating system. Car parking to front while enclosed, secure and private to rear. Good, fresh, youthful presentation throughout. Well worth a visit.



## Key Features

- Competitively priced mid town house that has been maintained and presented to offer comfortable family living accommodation.
- Luxury fully fitted kitchen with a casual dining area.
- Recently installed luxury shower suite with feature shower enclosure.
- Fantastic doorstep convenience.
- Good, fresh, youthful presentation throughout.
- Three excellent, bright, double bedrooms.
- One generous reception room.
- Upvc double glazed windows / Gas fired central heating system.
- Car parking to front while enclosed, secure and private to rear.
- Well worth a visit.



### GROUND FLOOR

Upvc double glazed entrance door to:

#### ENTRANCE HALL

To:

#### LOUNGE

14'6 x 14'5

Feature fireplace with inset and hearth.

#### LUXURY FULLY FITTED KITCHEN / DINING AREA

12'2 x 9'3

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, built-in oven, overhead extractor hood, microwave, single drainer stainless steel sink unit, integrated dishwasher, plumbed for washing machine and fridge freezer.

#### REAR PORCH

Cloaks space / Storage area. Upvc double glazed back door.

### FIRST FLOOR

#### LANDING

Cupboard, gas boiler.

#### PRINCIPAL BEDROOM 1

11'3 x 10'3

Built-in robes.

#### BEDROOM 2

11'8 x 10'3

Built-in robes.

#### BEDROOM 3

9'4 x 8'3

### LUXURY SHOWER SUITE

Feature shower enclosure with electric shower unit, wash hand basin with vanity unit, low flush w.c. tiling, ceramic tiled floor, downlighters.

### ROOFSPACE

Insulated.

### OUTSIDE

Open area to front with feature wall. Flagged and paved secure to rear.



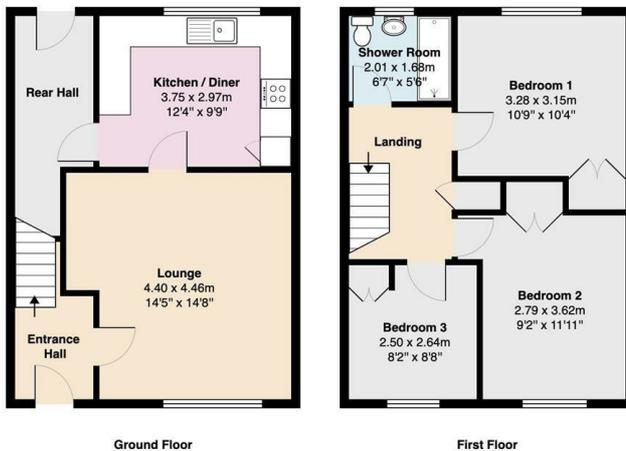








12 Mulberry Park, Dunmurry, BELFAST, BT17 0DJ



Ground Floor

First Floor

Total Area: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	74	74
	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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

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