



## 7 RUSHEYHILL ROAD, HANNAHSTOWN, DUNDROD, BT28

### 3TA

A double fronted, detached, period property that enjoys a private position within this popular semi rural location. Two comfortable, double bedrooms plus a large Study. Two separate reception rooms. Fitted kitchen. White shower suite. Upvc double glazed windows. Oil fired central heating system / feature wood burner. Large outhouses / garage / workshop / storage. Extensive 2.2 Acre ( approx ) plot. Feature pillars / automatic double gates with ample car parking. Fantastic private position offering exceptional potential. A peaceful location offering the perfect blend of countryside living. A mature semi-rural setting located just over five miles from Belfast and Lisburn, less than fifteen minutes from Belfast International Airport. Well worth a visit / Chain free.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	44	66
Northern Ireland EU Directive 2002/91/EC		

# OFFERS AROUND £274,950

## 7 RUSHEYHILL ROAD, HANNAHSTOWN, DUNDROD, BT28 3TA

### Key Features

- A double fronted, detached, period property that enjoys a private gated 2.2 Acre site ( Approximately ) within this popular semi rural location.
- Two separate reception rooms.
- White shower suite.
- Oil fired central heating system / feature wood burner.
- Feature pillars / automatic double gates.
- Two large double bedrooms plus Study / possible 3rd Bedroom with reconfiguring.
- Fitted kitchen.
- Upvc double glazed windows.
- Large outhouse / garage / workshop / storage.
- Chain free / Immediate possession.





## GROUND FLOOR

### ENTRANCE HALL

To;

### LOUNGE

16'7 x 11'4

Wooden effect strip floor.

### LIVING ROOM

16'7 x 11'8

Feature stone fireplace with inset and hearth, porcelain tiled floor.

### FITTED KITCHEN

20'1 x 7'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, 4 ring hob, underoven, overhead extractor hood, tiling, ceramic tiled floor.

### WHITE SHOWER SUITE

Pedestal wash hand basin, low flush w.c, separate shower cubicle, electric shower unit, tiling.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

15'4 x 11'4

Double room., leading to:

### STUDY

15.4 x 9.8

### BEDROOM 2

15'9 x 11'6

### OUTSIDE

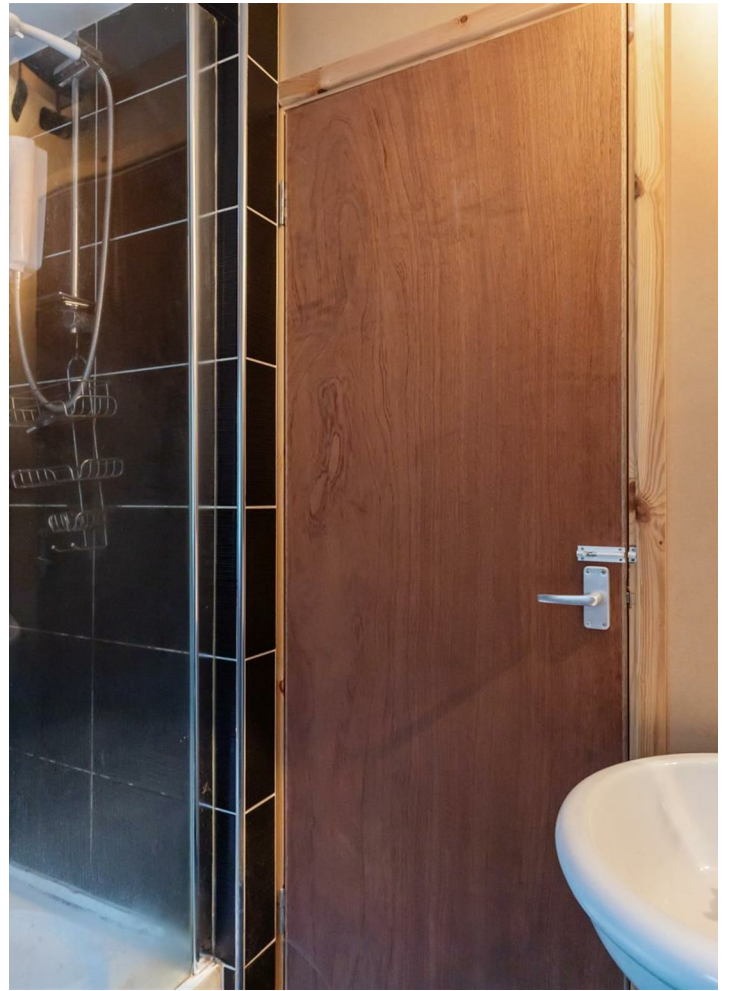
Feature double pillars with automated gates to extensive parking, lawns and planting.

## ATTACHED GARAGE / WORKSOP / OUTHOUSES

Large Outhouse / Workshop / Garage / Tool shed

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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. 18454715**

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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