



42C CLOONA PARK, DUNMURRY, BELFAST, BT17 0HQ



An extraordinary semi-detached home which is ideally placed in this preferred residential location just off the established and highly sought-after Upper Dunmurry Lane, which enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links, including the Glider service, and proximity to Colin Glen with its many attractions, including beautiful parklands.

The property offers well-appointed living space extending to around 952 sq ft and is briefly outlined below.

Three bedrooms and a shower room that has spotlights and decorative tiling complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a beautiful tiled floor and two separate reception rooms, including a living room with a bay window and an extended family room. There is also a luxury fitted kitchen that has spotlights and is open plan to a dining space that has double doors that lead to the family room.

The property has off-road car parking and a detached garage as well as well-maintained, good-sized front and rear gardens.

There are lots of shops nearby as well as beautiful parklands, and the property is also within easy reach of Dunmurry railway station and both Belfast and Lisburn.

Early viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £194,950

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Key Features

- An extraordinary semi-detached home ideally placed in this preferred residential location that is offered for sale chain-free.
- Spacious and welcoming entrance hall with beautiful tiled floor.
- Luxury fitted kitchen open to dining space.
- Detached garage.
- Tremendous doorstep convenience to include lots of schools, shops and transport links, along with a short walk to the Glider service.
- Three bedrooms and shower room that has spotlights and decorative tiling complete the first floor.
- Two separate reception rooms.
- Off road carparking.
- Well maintained, good sized front and rear gardens.
- Early viewing highly recommended.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

LIVING ROOM

13'10 x 11'5

Bay window, wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

18'2 x 10'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, spotlights, open plan to dining space, feature double doors from kitchen to;

FAMILY ROOM

Tiled floor, keylite window, upvc double glazed doors to privately enclosed garden.

FIRST FLOOR

BEDROOM 1

12'4 x 9'9

Laminated wood effect floor.

BEDROOM 2

12'0 x 9'7

Wooden effect strip floor.

BEDROOM 3

9'9 x 8'2

Built-in robes.

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, spotlights, chrome effect sanitary ware, partially tiled walls, tiled floor, hotpres / storage.

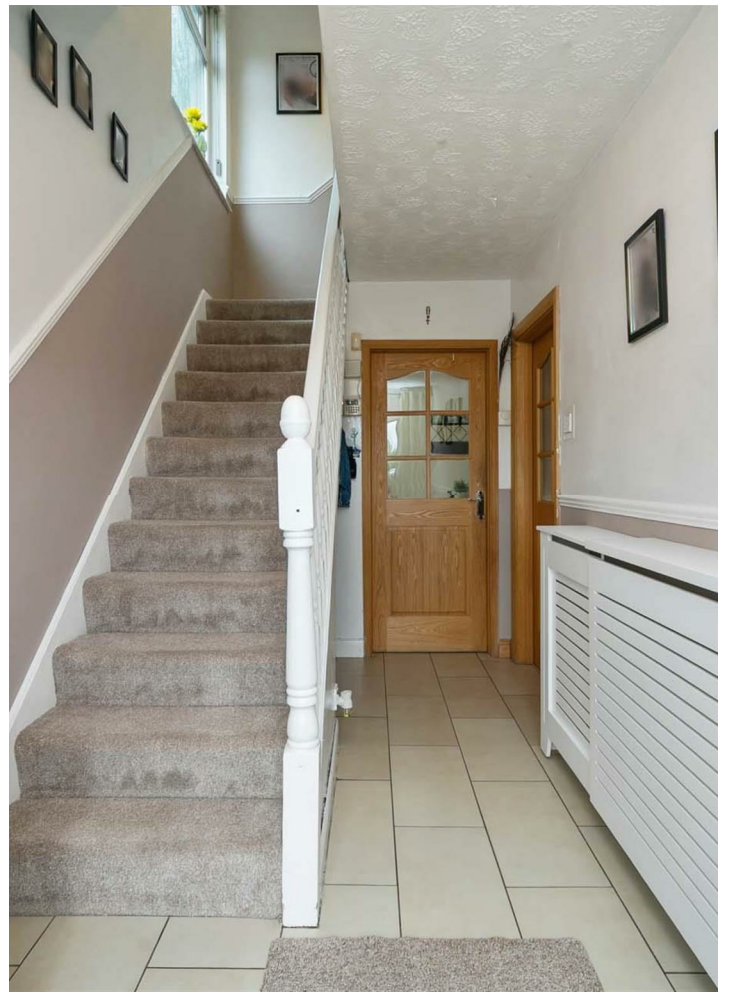
OUTSIDE

Mature, private enclosed rear garden, additional flagged patio, well maintained, good sized front garden, off street carparking.

DETACHED GARAGE

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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. 18460232

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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