



28 OLD GOLF COURSE PARK, DUNMURRY, BELFAST, BT17 0FH



A substantial detached extended property that offers exceptional well appointed family living accommodation combined with quality throughout in terms of both finishes and energy efficiency, designed to incorporate individual and versatile living space extending to approximately 2753 Sq/ft. Six comfortable large double bedrooms. Principle bedroom / luxury ensuite shower room and ensuite dressing room / potential 7th bedroom. Four reception rooms to include an extended feature Sun room / dining room with a feature double height ceiling and patio doors. Contemporary high gloss finished kitchen with feature Island / separate utility room / W.c. Feature Study / Office. White bathroom suite. Further 2nd floor white bathroom suite. Upvc double glazed windows / gas fired central heating system (Worcester boiler). Integral garage / roller door. Feature floor coverings / oak internal doors. Beamed vacuum system. Landscaped, private and mature, well stocked gardens with enclosed Sun patio. Good, fresh presentation throughout. A prime residential cul-de-sac location benefitting from tremendous doorstep convenience to include accessibility to leading Schools, shops and transport links with Dunmurry Railway Station and major road network all close by. This home will not disappoint. Well worth a visit. Chain free.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS OVER £565,000

28 OLD GOLF COURSE PARK, DUNMURRY, BELFAST, BT17 0FH

Key Features

- A substantial detached extended property that offers exceptional well appointed family living accommodation throughout.
- Principle bedroom Suite with Luxury ensuite shower room and separate dressing room.
- Contemporary gloss finished kitchen with feature island / separate utility room / downstairs w.c.
- Gas fired central heating system.
- Integral garage / roller door.
- Six comfortable large double bedrooms / Four with an Ensuite Shower Room
- Four reception rooms to include a magnificent extended Sun room / Floor to ceiling windows with garden access.
- Upvc double glazed windows.
- Feature floor coverings / oak internal doors / beamed vacuum system.
- Landscaped site with private and mature, well stocked mature gardens.





GROUND FLOOR

FEATURE ENTRANCE HALL

Feature Porcelain tiled floor t: downlighters, cornice, cloaks understairs.

LOUNGE

19'8 x 11'1
Polished marble fireplace with inset and hearth, corning, feature oak double doors to;

DINING ROOM

12'8 x 11'8
Double height feature ceiling, porcelain tiled floor, double patio doors with ceiling high arched window. Open to;

LUXURY FITTED KITCHEN / DINING

19'5 x 14'5
Range of high and low level high gloss finished units, marble work tops with up stand, sink unit, feature gas hob, over head extractor hood, double oven, dishwasher, feature island. Porcelain tiled floor, downlighters.

EXTENDED SUN ROOM

18'8 x 14'0
Wooden effect strip floor, feature roof with floor to ceiling windows, double patio doors.

FAMILY ROOM

13'11 x 11'11
Feature fireplace with inset and hearth, corning.

UTILITY ROOM / DOWNSTAIRS W.C

Pedestal wash hand basin, low flush w.c, plumbed for washing machine.

REAR PORCH

FIRST FLOOR

Gallery landing with Juliet Balcony / double doors.

PRINCIPLE BEDROOM 1

15'9 x 11'2
Downlighters.

ENSUITE SHOWER ROOM

Feature Shower enclosure, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

DRESSING ROOM / FURTHER BEDROOM

16'0 x 18'8

OFFICE / STUDY

8'9 x 8'2
Bookcase with shelving and desk, open to ground floor dining room.

WHITE BATHROOM SUITE

White suite with Roll top bath, semi pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, downlighters.

BEDROOM 2

12'9 x 11'5

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, ceramic tiled floor.

SECOND FLOOR

BEDROOM 3

11'3 x 12'9

ENSUITE SHOWER ROOM

Low flush w.c, pedestal wash hand basin, shower enclosure, ceramic tiled floor.

BEDROOM 4

11'2 x 11'3

BEDROOM 5

11'1 x 10'4

BEDROOM 6

11'4 x 1'3

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin, ceramic tiled floor.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome effect sanitary ware.

OUTSIDE

Landscaped and private site with mature gardens, well stocked and planted areas, neat lawns and distressed effect granite paving, further flagging with feature enclosed Sun patio. Outside lights,

INTERGRAL GARAGE

16'9 x 10'7
Roller door, light and power.

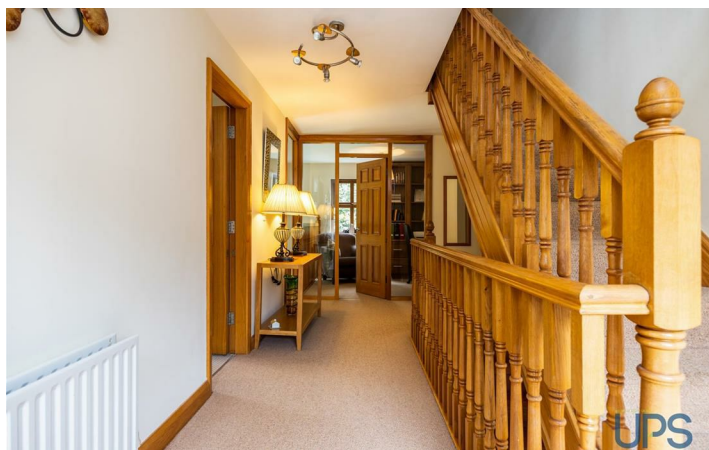
28 OLD GOLF COURSE PARK, DUNMURRY, BELFAST, BT17 0FH







28 OLD GOLF COURSE PARK, DUNMURRY, BELFAST, BT17 0FH



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. 18476713

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