

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



12 EDENVALE PARK, THE  
GREEN, DUNMURRY,

OFFERS AROUND £375,000

A comfortable well appointed substantial detached bungalow that enjoys an extensive private landscaped position within this established sought after residential cul de sac. Boasting versatile and adaptable family living accommodation of approximately 1642 Sq / ft with four good bright comfortable double bedrooms and one generous reception room or alternatively three bedrooms and two reception rooms. Fitted kitchen / dining area. White shower suite. Upvc double glazed windows / doors. New Roof with eaves, fascia and guttering in white Upvc. Feature basement / Storage. Oil fired central heating system. Ample car parking to front and side. Mature landscaped secure and private with well stocked gardens. Large double garage. Offering fantastic doorstep convenience and ideally placed within a short walk to all of the amenities of Dunmurry Village to include Dunmurry Railway Station, local schools, parklands, golf courses and leisure facilities are all nearby. Only upon viewing can the position and site this home commands be truly appreciated, well worth a visit. Chain free.



## Key Features

- Comfortable, well appointed, detached bungalow that enjoys a mature, private landscaped position.
- One generous reception room.
- White shower suite.
- Oil fired central heating system.
- Mature landscaped, secure and private rear gardens.
- Four good, bright comfortable double bedrooms.
- Fitted kitchen / dining area.
- Upvc double glazed windows / doors / eaves and fascia also in Upvc.
- Ample carparking to front and side.
- Chain free.



### GROUND FLOOR

#### OPEN ENTRANCE PORCH

Upvc double glazed door to;

#### OPEN ENTRANCE HALL

To;

#### LOUNGE

22'3 x 15'6

Feature fireplace inset and hearth, polished parguet wooden block flooring. Feature garden access.

#### FITTED KITCHEN / DINING AREA

11'2 x 10'3

Range of high and low level units, formica work surfaces, sink unit, tiling, plumbed for washing machine.

#### INNER HALL

Separate hotpress with copper cylinder.

#### BEDROOM 1

12' x 12'4

Built-in robes, wash hand basin.

#### BEDROOM 2

12'1 x 12'7

#### BEDROOM 3

12'3 x 10'5

Built-in robes.

#### BEDROOM 4

12'2 x 8'5

### SHOWER ROOM

Feature shower enclosure, pedestal wash hand basin, low flush w.c, tiling.

### OUTSIDE

Driveway to front and side with ample car parking, mature, private well stocked landscaped gardens with lawns, planting and flagging.

### BASEMENT / STORAGE

15'8 x 10'4

Oil fired boiler, light, upvc door.

### ATTACHED GARAGE

18'0 x 13'8

Up and over door.





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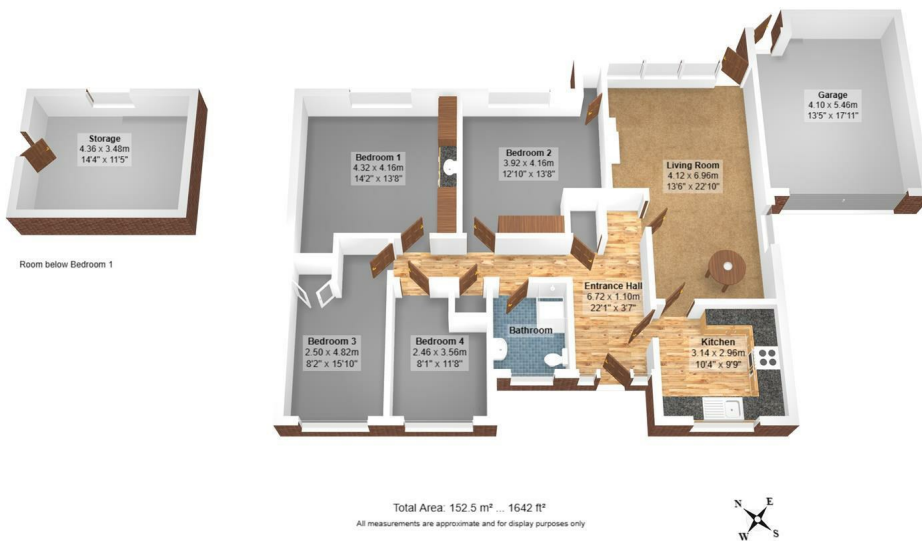
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12, Edenvale Park, Dummurry, BT17 0EJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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028 9060 5200

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MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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