



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 SUNNYHILL PARK,
DUNMURRY, BELFAST, BT17**

OFFERS OVER £179,950

Discover this beautifully presented and extended semi-detached home, perfectly positioned within a popular and well-established cul-de-sac just off Upper Dunmurry Lane. Offering exceptional convenience, the property is only a short stroll from Dunmurry railway station and the many amenities of Dunmurry village, with easy access to arterial routes, the motorway network, and excellent transport links.

The first floor comprises three well-proportioned bedrooms and a modern white bathroom suite.

On the ground floor, a welcoming entrance hall leads to a bright and spacious living room, open plan to a generous dining and entertaining area with double doors opening onto the rear garden. Further double doors lead to the extended fitted kitchen, providing an excellent layout for everyday living and entertaining.

Externally, the property benefits from valuable off-street parking – a rare find in this location – and a private, good-sized rear garden, ideal for relaxation and outdoor enjoyment.

Set in a desirable area between Belfast and Lisburn, and close to beautiful parklands, golf courses, leisure facilities, and major retailers including Tesco, this impressive home must be seen to be fully appreciated. Early viewing is highly recommended!



Key Features

- A rare opportunity to acquire this extended semi-detached home, featuring off-road parking, in a popular and well-established cul-de-sac.
- Bright and airy living room, open plan to a generous dining area.
- White bathroom suite at first floor level.
- Oil-fired central heating and uPVC double glazing.
- Ideally situated for commuters, with excellent transport links, arterial routes, and motorway connections providing easy access to both Belfast and Lisburn.
- Three bedrooms.
- Extended fitted kitchen with spotlights.
- Privately enclosed, good-sized rear garden.
- Conveniently located just a short walk from Dunmurry Railway Station and the wide range of amenities in Dunmurry Village — Tesco, shops, cafés, pharmacies, and more.
- Viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM / DINING AREA

22'0 x 10'8

Wooden effect strip floor, open plan to sizeable dining area, double doors to rear and double doors to;

EXTENDED KITCHEN

19'10 x 8'0

Range of high and low level units, single drainer stainless steel sink unit, 1 1/2 bowl sink unit, spotlights, tiled floor.

FIRST FLOOR

BEDROOM 1

10'0 x 9'7

Laminated wood effect floor.

BEDROOM 2

9'2 x 8'10

Laminated wood effect floor, built-in mirror slide robes.

BEDROOM 3

6'8 x 6'2

Laminated wood effect floor.

WHITE BATHROOM SUITE

Corner bath, electric shower unit, wall hung wash hand basin, low flush w.c., chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled walls and floor.

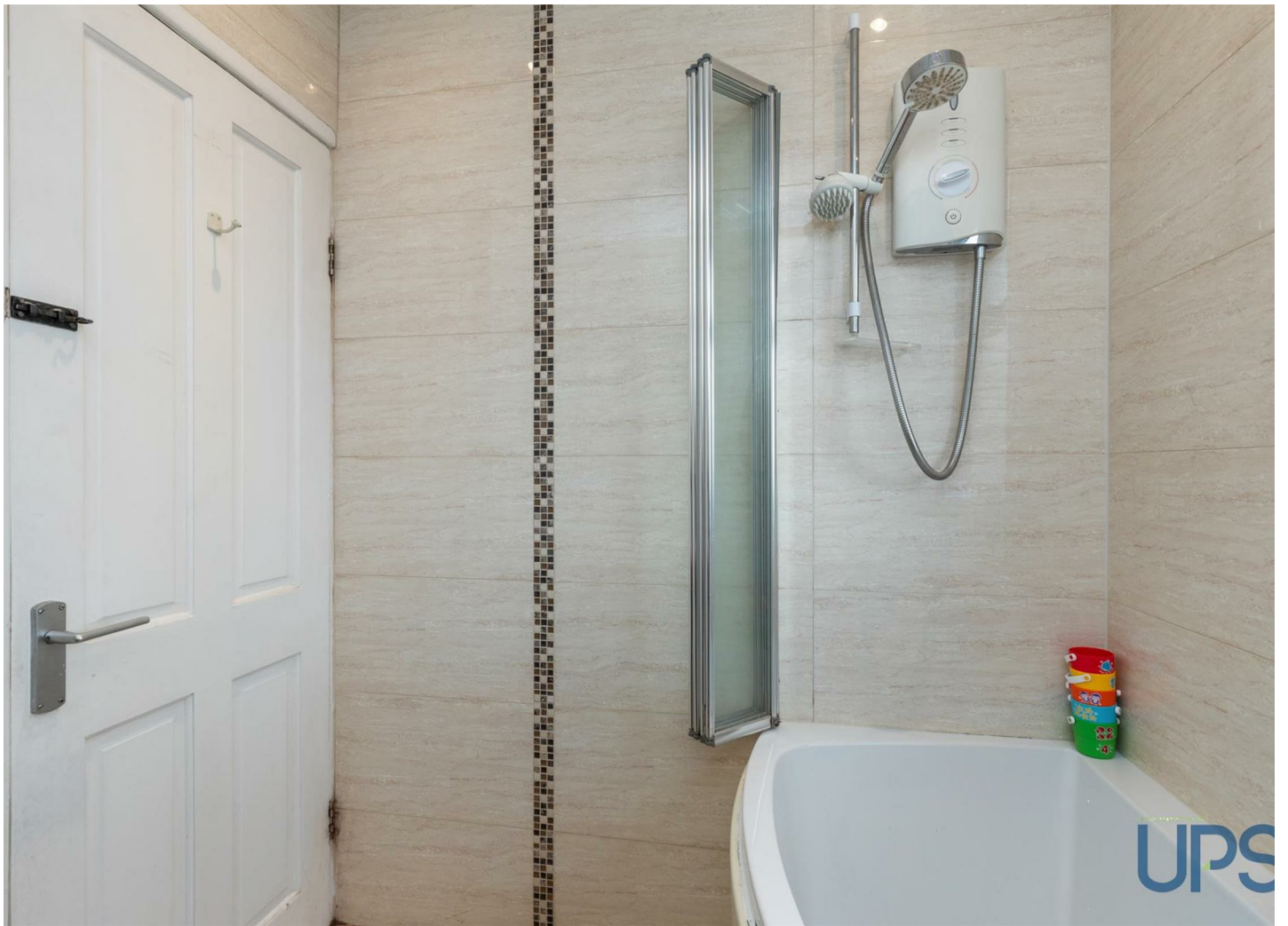
OUTSIDE

Privately enclosed, good sized, rear garden, outdoor tap, off road carparking.











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	68
(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.

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



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