

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**47 COLINBROOK PARK,
DUNMURRY, BT17 0NZ**

OFFERS AROUND £134,950

Attention First-Time Buyers!

Don't miss this fantastic opportunity to purchase a spacious end-of-terrace home, perfectly positioned in a highly sought-after cul-de-sac. This popular location offers excellent access to a range of nearby schools, shops, transport links—including the Glider service—leisure facilities, and both Belfast and Lisburn city centres.

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

On the ground floor, you'll find a welcoming entrance hall with a convenient downstairs WC, a bright and airy living room featuring UPVC double-glazed French doors opening onto a privately enclosed rear garden, and a kitchen with access to a separate dining room—ideal for family living or entertaining.

Additional benefits include gas-fired central heating, UPVC double glazing, and a low-maintenance, private rear garden. The property is also chain-free, making it a perfect choice for first-time buyers or investors.

Given the popularity of the area, we anticipate strong interest and highly recommend an early viewing to avoid disappointment!



Key Features

- Superb end-of-terrace home situated in a highly sought-after cul-de-sac, offering exceptional convenience right on your doorstep!
- Bright and airy living room with double doors leading to enclosed gardens.
- White bathroom suite with separate shower cubicle.
- Enclosed rear garden with side area.
- Offered for sale chain-free, the property also benefits from easy access to leisure facilities, beautiful parklands, and much more.
- Three good sized bedrooms.
- Kitchen with access to a separate dining room.
- Gas fired central heating / Upvc double glazing.
- Excellent transport links nearby, including the Glider service, major arterial routes, the motorway network, and Dunmurry railway station.
- Viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall.

DOWNSTAIRS W.C / CLOAKROOM

Low-flush W.C., wash hand basin.

LIVING ROOM

14'6 10'7

Bright and airy living room, Upvc double glazed double doors leading to enclosed gardens.

KITCHEN

10'11 8'1

Range of high and low-level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls, tiled floor, access to;

SEPARATE DINING ROOM

8'8 8'0

FIRST FLOOR

Landing Hot press/storage.

BEDROOM 1

11'6 10'1

BEDROOM 2

11'2 10'7

BEDROOM 3

9'10 8'3

WHITE BATHROOM SUITE

Bath, telephone hand shower, separate shower cubicle, electric shower unit, low-flush w.c., pedestal wash hand basin, partially tiled walls.

OUTSIDE

Small enclosed flagged front garden. Privately enclosed good-sized enclosed rear and side garden.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(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

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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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