



35 THE GREEN, DUNMURRY, BELFAST, BT17 0QA



An excellent opportunity to acquire this striking red brick period semi-detached home, set back from the road in one of the area's most desirable residential locations. Situated in a mature setting with superb access to schools, shops, transport links, and just a short walk from Dunmurry Railway Station and Dunmurry village amenities including Tesco, cafés, shops, and medical facilities.

This charming property boasts excellent kerb appeal and occupies a large, well-maintained site rarely found in today's market. The upgraded accommodation extends to approximately 1,113 sq. ft., with potential to extend further (subject to consents), and must be viewed to be fully appreciated.

The home offers three bedrooms, including a principal with built-in wardrobes and a second bedroom also fitted with robes. The extended bathroom features a freestanding bath, separate shower, and modern spotlights. Roof-space access via a pull-down ladder on the landing provides useful storage.

The entrance hall with tiled flooring, wood panelling, cornicing, and cloakroom leads to a bright living room with bay window, stripped wooden flooring, and a period fireplace. The family room opens to an extended dining area with double doors to the gardens. The luxury kitchen includes integrated appliances, Quartz worktops, splashbacks, and recessed lighting, blending style with functionality.

Outside, a detached garage/studio offers flexible use alongside a utility room. The property benefits from gas central heating, uPVC double glazing, a mature enclosed rear garden

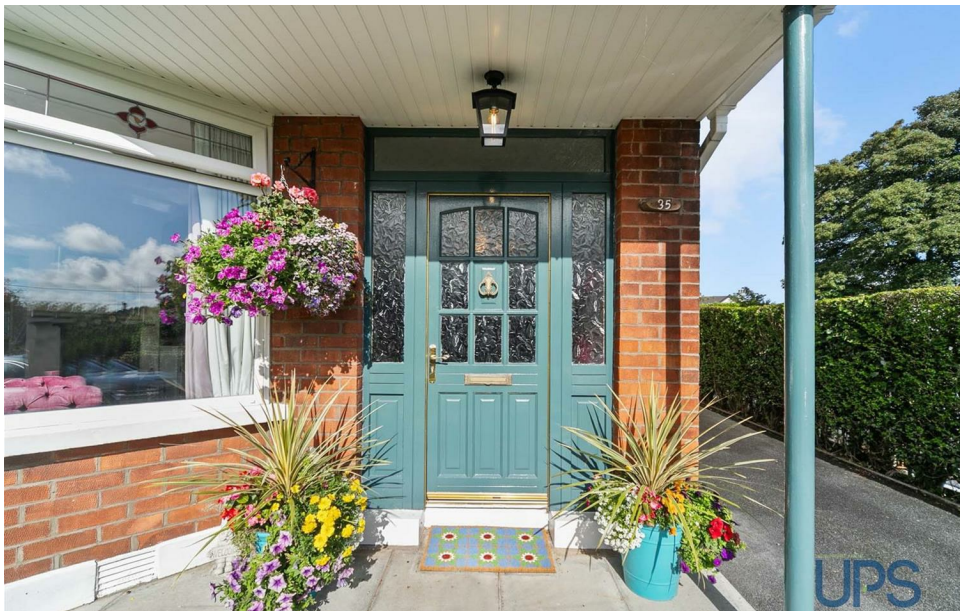
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(44 plus) A		
(61-81) B		
(81-101) C		
(101-120) D		
(120-140) E		
(140-160) F		
(160-180) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
	64	74

OFFERS OVER £349,950

Key Features

- A most striking, extended period semi-detached home with eye-catching, extensive gardens — rarely seen in today's market.
- Three bedrooms and an extended luxury bathroom suite featuring a free-standing bath plus a separate shower cubicle complete the first floor.
- Extended dining/entertaining area opens to the kitchen and overlooks stunning rear gardens.
- Gas fired central heating / Upvc double glazing.
- Close to a wide range of amenities including numerous schools, shops, transport links, leisure facilities, beautiful parklands, and golf courses.
- Extremely desirable residential location just off Upper Dunmurry Lane, within a short walk of Dunmurry railway station and all amenities in Dunmurry village.
- Three reception rooms: living room with bay window and period fireplace, family room with period fireplace, and an impressive extended dining/entertaining space.
- Recently upgraded, eye-catching, and fashionable luxury fitted kitchen with high-quality finishes, quartz worktops and splashbacks, complemented by spotlights.
- Detached garage/studio, suitable for various uses (subject to consents), plus a separate utility room.
- A very special home in a highly desirable residential location — early viewing is strongly recommended to avoid disappointment.





GROUND FLOOR

Welcoming entrance canopy with a hardwood, glass-panelled front door complemented by glass side panels and a transom window, allowing ample natural light into the hallway.

SPACIOUS ENTRANCE HALL

The entrance hall features a beautiful tiled floor, wood panelling, decorative cornicing, and a convenient cloakroom.

LIVING ROOM

16'2 x 12'7
The living room benefits from a bay window, wood strip flooring, an attractive period fireplace, cornicing, and a picture rail.

FAMILY ROOM

12'7 x 11'3
The family room features wooden strip flooring, an attractive period fireplace, cornicing, a picture rail, and access to:

EXTENDED DINING / LIVING SPACE

12'6 x 10'11
Wood strip flooring and spotlights complement the space, with uPVC double-glazed double doors opening onto the enclosed gardens, offering attractive views overlooking the grounds. This superb entertaining area provides access to:

LUXURY UP-GRADED

KITCHEN

17'0 x 7'7
The kitchen features a range of high and low-level units with Quartz worktops, an extractor canopy, and a single drainer stainless steel sink. Integrated appliances include a fridge and dishwasher. Additional highlights include a vertical radiator, spotlights, and wood effect tiled flooring. The kitchen is eye-catching and of exceptionally high quality.

FIRST FLOOR

Shelved storage cupboard on landing.

BEDROOM 1

12'10 x 9'6
Excellent range of built-in wardrobes, decorative cornicing, and pleasant views over the rear gardens.

BEDROOM 2

12'10 x 11'11
Wood strip flooring, an excellent range of built-in wardrobes, a picture rail, and decorative cornicing.

BEDROOM 3

8'2 x 7'0

EXTENDED LUXURY BATHROOM

The generously sized bathroom features a freestanding bath, separate shower cubicle with a thermostatically controlled shower unit, low flush WC, and pedestal wash hand basin. Chrome-effect sanitary ware, a vertical radiator, spotlights, and a tiled floor complete this stylish and functional space.

LANDING

Storage cupboard, access via pull down ladder to;

ROOFSPACE

Partially floored with light and power, offering excellent storage space.

OUTSIDE

Well-maintained, good-sized mature front garden bordered by walls and pillars, with off-road parking. The eye-catching, extensive, privately enclosed mature rear gardens include an additional patio area, providing an ideal entertaining space that rarely becomes available — a magnificent feature of this property.

CONVERTED GARAGE / STUDIO / HOME OFFICE

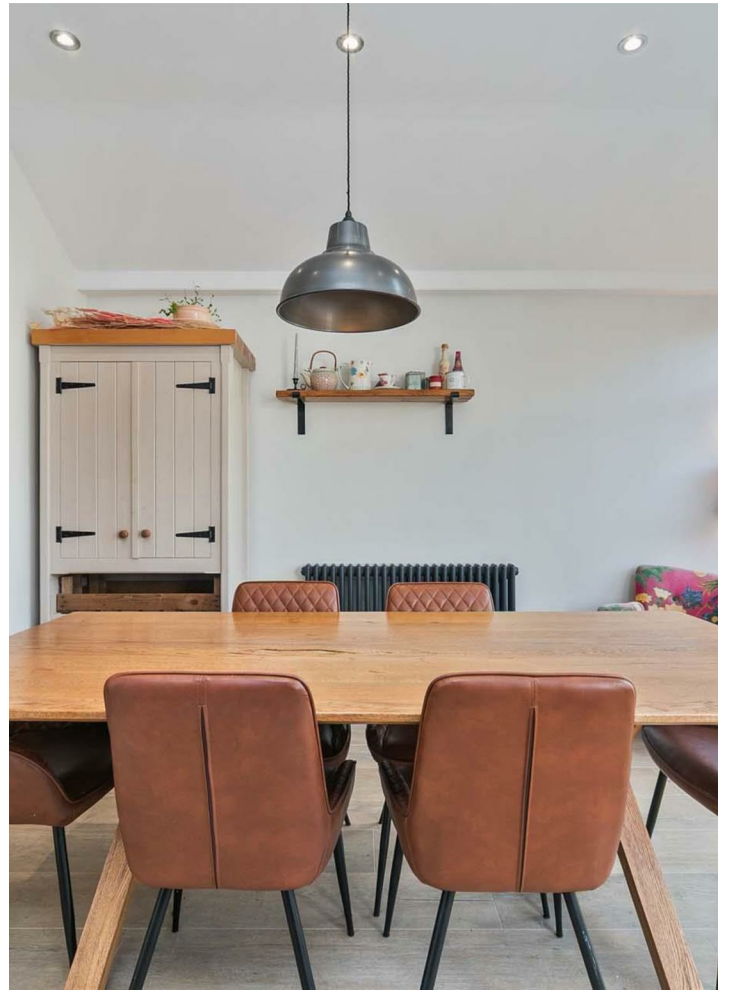
Light and power, Upvc double glazed double doors.

UTILITY ROOM

16'4 x 5'9
Range of high and low-level units, a single drainer stainless steel sink, plumbing for a washing machine, integrated freezer, wood effect tiled flooring, spotlights, a gas boiler, and light and power.

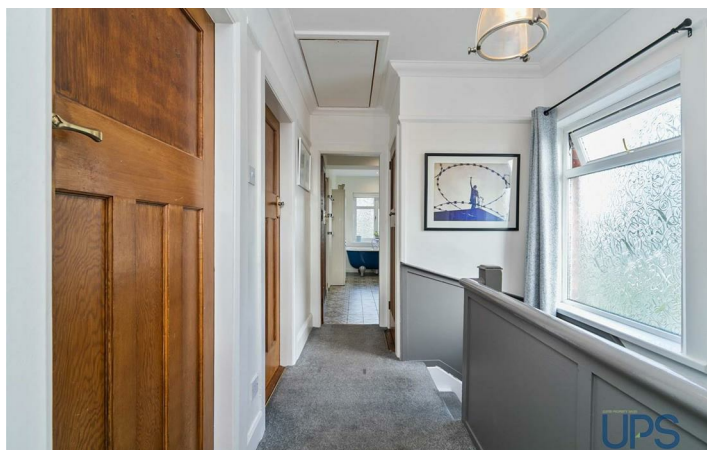
35 THE GREEN, DUNMURRY, BELFAST, BT17 0QA







35 THE GREEN, DUNMURRY, BELFAST, BT17 0QA



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. 18531847

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