



## 16 CREDENHILL PARK, UPPER DUNMURRY LANE, BELFAST, BT17 0ES

A comfortable, well maintained and presented, extended, semi detached chalet bungalow that enjoys an extensive landscaped site within this highly regarded and much admired established residential location with leading schools, excellent transport links to include bus and rail service only a short walk away. Three good, bright, well appointed bedrooms. Two reception rooms to include a sun room with garden access. Extended fitted kitchen open to a casual dining area. Extended white bathroom suite with feature corner bath. Upvc double glazed windows, eaves and fascia also in Upvc. Oil fired central heating system. Large detached garage with automated remote roller door / driveway with ample car parking. Private and secure extensive mature gardens with feature paving. Chain free. Well worth a visit.

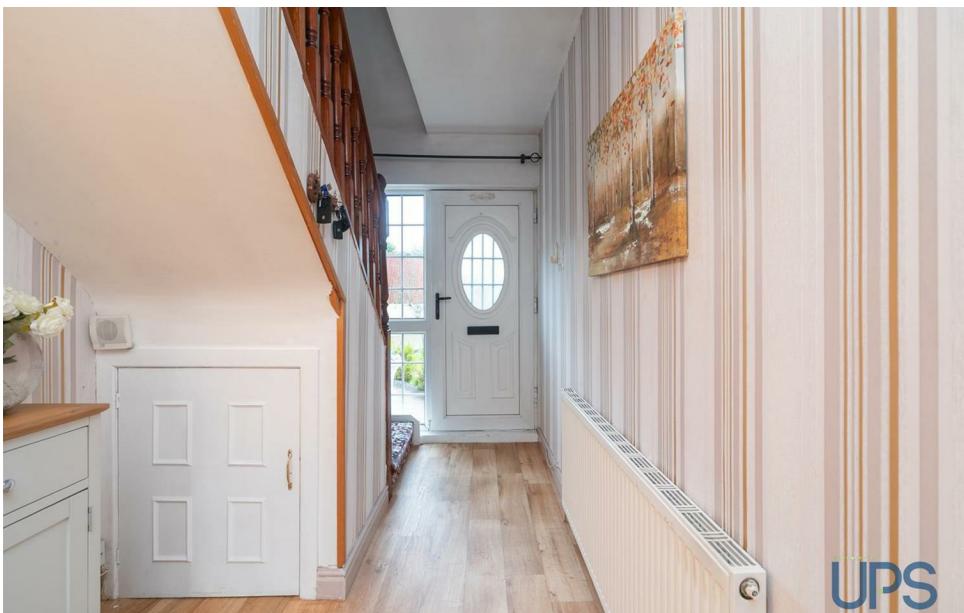
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
55-64	D		
29-54	E		
21-20	F		
1-20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £249,950

## Key Features

- A well maintained and presented extended semi detached chalet bungalow.
- Two reception rooms to include a sunroom with garden access.
- Extended white bathroom suite with feature corner bath.
- Oil fired central heating system.
- Private and secure extensive mature landscaped gardens.
- Three good bright well appointed comfortable bedrooms.
- Extended fitted kitchen open to casual dining area.
- Upvc double glazed windows.
- Large detached garage with automated roller door.
- Chain free / well worth a visit.





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE HALL

Built-in robes.

## LOUNGE / DINING AREA

19.11 x 10.9

Feature marble fireplace with marble inset and hearth, feature bay window. Double doors to;

## EXTENDED SUNROOM

10'1 x 8'5

Feature wall paneling, patio door / Garden access

## EXTENDED FITTED KITCHEN / DINING AREA

14'2 x 10'9

Range of high and low level units, formica work surfaces, single drainer modern sink unit, integrated dishwasher, plumbed for washing machine. Casual dining area. Feature back door.

## BEDROOM 3

9'3 x 10'5

## WHITE BATHROOM SUITE

Corner panelled bath, telephone hand shower, wash hand basin, low flush w.c, tiling, ceramic tiled floor.

## FIRST FLOOR

### BEDROOM 1

10'6 x 9'6

Storage into eaves.

### BEDROOM 2

12'6 x 10'6

Storage

## LANDING

Hotpress with copper cylinder, further storage / access to roofspace.

## OUTSIDE

Extensive, mature and private gardens laid in lawns, feature pavours and flagging, high hedges with planting, outside lights. Driveway with ample car parking. Feature fencing with pedestrian gates to rear garden.

## DETACHED GARAGE

18'8 x 10'0

Automated roller door. Light.

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UPSKILL PROPERTY SELLERS





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## 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. 18572931**

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.

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