



**56 THORNHILL CRESCENT,
TWINBROOK, DUNMURRY,**

OFFERS AROUND £164,950

A stylish and recently upgraded mid-terrace home extending to approximately 779 sq ft, ideally located in a highly sought-after residential area. Enjoying an open aspect to the front, this property offers excellent convenience with nearby leisure facilities, schools, shops, and excellent transport links including the Glider service, motorway access, and Dunmurry railway station.

This move-in ready home boasts a higher-than-average energy rating (EPC C-72) and has been thoughtfully improved with a full re-wire, new heating system, and a modern kitchen featuring quartz worktops and integrated appliances.

Inside, you'll find three well-appointed bedrooms, two with contemporary built-in sliding wardrobes, and a stylish bathroom with quality tiling and spotlighting. The spacious landing, enhanced with decorative wood panelling, provides access via a pull-down ladder to a floored roof space offering excellent storage.

The ground floor features a welcoming entrance hall with tiled flooring and wood panelling, leading to a bright living room with spotlights and a feature media wall. The luxury kitchen flows seamlessly into a generous dining and entertaining area, with UPVC double-glazed double doors opening to an enclosed, low-maintenance garden.

Additional benefits include gas-fired central heating and UPVC double glazing, with the house finished to a fresh, exceptional standard throughout.

Early viewing is strongly recommended to appreciate everything this beautiful home has to offer.



UPS

Key Features

- Exceptional upgraded home offering stylish, luxurious living in a highly sought-after, established residential location!
- Three well-proportioned bedrooms, all with spotlights, with bedrooms one and two featuring contemporary built-in sliding wardrobes.
- Luxury upgraded fitted kitchen with quartz worktops, spotlights, built-in appliances, and open plan to a spacious dining and entertaining area.
- Spacious landing with access to a floored roof space via a pull-down ladder, offering excellent storage.
- Off-road parking and a privately enclosed, good-sized, low-maintenance rear garden.
- The property has been beautifully upgraded throughout, including a full re-wire, new heating system, modern kitchen, and fresh decoration.
- Bright and airy living room featuring spotlights and a feature media wall.
- Modern white bathroom suite featuring spotlights and decorative tiling.
- Gas-fired central heating, UPVC double glazing, and a higher-than-average energy rating (EPC C-72).
- Conveniently located close to schools, shops, transport links—including the Glider service, railway, and arterial routes—and much more. Early viewing is strongly recommended!



GROUND FLOOR

Entrance canopy with UPVC double-glazed front door leading to:

SPACIOUS AND WELCOMING ENT HALL

Beautiful tiled flooring and wood panelling, with access to:

LIVING ROOM

12'6 x 12'0

Beautiful tiled flooring, spotlights, and a feature media wall.

LUXURY UP-GRADED KITCHEN / DINING

15'7 x 10'6

Featuring a range of high and low-level units, a single drainer stainless steel 1½ bowl sink, quartz worktops, built-in hob and oven, stainless steel extractor fan, built-in microwave, under-unit lighting, and integrated fridge/freezer, dishwasher, and washing machine. The kitchen also includes spotlights, an excellent storage cupboard, and opens to a sizeable dining area with UPVC double-glazed double doors leading to enclosed gardens.

SPACIOUS LANDING

Decorative stair lighting leads to a spacious landing featuring spotlights, wood panelling, and access via a pull-down ladder to a floored roof space providing excellent storage.

BEDROOM 1

12'4 x 11'10

Spotlights, wood panelling, and built-in contemporary sliding wardrobes.

BEDROOM 2

10'4 x 9'0

Wood-effect stripped flooring, spotlights, and contemporary built-in sliding wardrobes.

BEDROOM 3

8'0 x 6'6

Wood-effect stripped flooring with spotlights.

MODERN WHITE BATHROOM SUITE

Tiled panelled bath with thermostatically controlled shower, low-flush WC, wall-hung wash hand basin, chrome-effect sanitary ware, towel warmer, spotlights, and beautifully tiled walls and floor.

OUTSIDE

Off-road parking to the front. Privately enclosed, well-maintained, low-maintenance flagged rear garden.









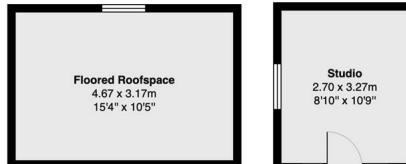


56 Thornhill Crescent, Dunmurry, BELFAST, BT17 0RJ

UPSI



Total Area: 72.4 m² ... 779 ft² (excluding floored roofspace, studio)
All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

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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.

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