

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 SUMMERHILL DRIVE,
TWINBROOK, BELFAST,**

OFFERS AROUND £149,950

Tucked away in a quiet and highly desirable position, this attractive home occupies a generous corner plot and offers excellent potential to extend, subject to the necessary planning approvals. Ideally located close to a wide range of schools, shops and transport links – including the Glider service, arterial routes and motorway network – the property also benefits from nearby state-of-the-art leisure facilities, beautiful parklands, and easy access to both Dunmurry railway station, Belfast and Lisburn.

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

On the ground floor, a spacious and welcoming entrance hall with spotlights leads to a bright and airy living room featuring a bay window. To the rear, there is a luxury fitted kitchen open plan to a sizeable dining and entertaining area, creating an ideal space for modern family living.

Further benefits include gas-fired central heating, uPVC double glazing, a higher-than-average EPC rating of C-73, and extensive front, side and rear gardens.

Situated in an exceptionally popular location, this superb home is sure to appeal to a wide range of buyers and early viewing is highly recommended.



Key Features

- Exceptional end-terrace home ideally located in this extremely popular and tucked-away location, close to a wealth of local amenities.
- Bright and airy living room.
- Modern white bathroom suite.
- Extensive front, side and rear gardens with excellent potential to extend further, subject to the necessary consents.
- The property also benefits from easy access to leisure facilities, beautiful parklands, and both Belfast and Lisburn.
- Three bedrooms.
- Luxury fitted kitchen open plan to a dining area.
- Gas-fired central heating / uPVC double glazing / Higher-than-average energy rating (EPC C-73)
- Close to a wide range of schools, shops and transport links, including the Glider service, arterial routes, the motorway network, and Dunmurry railway station.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Inner door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, spotlights.

LIVING ROOM

12'6 x 12'1

Bay window, wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

15'9 x 11'0

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partially tiled walls, built-in hob and underoven, storage cupboard, open plan to dining space, Upvc double glazed double doors to enclosed gardens.

FIRST FLOOR

LANDING

Spotlights.

BEDROOM 1

12'4 x 11'6

Wooden effect strip floor, built-in robes.

BEDROOM 2

9'4 x 6'7

BEDROOM 3

13'1 x 9'6

Wooden effect strip floor.

WHITE BATHROOM SUITE

Bath, pedestal wash hand basin, low flush w.c, chrome effect sanitary ware, chrome effect towel warmer, spotlights, pvc stripped ceiling.

OUTSIDE

Gardens to front and side, outdoor tap.











23 Summerhill Drive, Dunmurry, BELFAST, BT17 0RD



Total Area: 73.7 m² ... 793 sq ft
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		73	79
(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	

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.

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