



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 5 DUNMURRY CLOSE, BELFAST, BT17 OFW

Ideally positioned fronting onto the highly sought-after Upper Dunmurry Lane, this attractive chain-free townhouse offers exceptional convenience, with a wide range of schools, shops and transport links close at hand. The Glider service, arterial routes, the wider motorway network and Dunmurry Railway Station are all easily accessible, making this an excellent choice for commuters and families alike.

The property benefits from a higher-than-average energy rating (EPC C-76) and offers well-appointed, thoughtfully designed accommodation throughout.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a contemporary white family bathroom suite.

On the ground floor, a welcoming entrance hall leads to a bright living room, which in turn provides access to a useful utility room and convenient downstairs WC. The fitted kitchen is open plan to a dining area, creating an ideal space for everyday living and entertaining.

Externally, the property enjoys a small, privately enclosed rear garden. Additional benefits include gas-fired central heating and uPVC double glazing.

A superb opportunity for a wide range of purchasers, we strongly recommend early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A-92)	A		
(B-81)	B		
(C-65)	C		
(D-54)	D		
(E-46)	E		
(F-31)	F		
(G-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		76	80
EU Directive 2002/91/EC			

**ASKING PRICE £165,000**

## Key Features

- Superbly located and tucked away just off the established and highly sought-after Upper Dunmurry Lane, the property enjoys exceptional doorstep convenience.
- Bright and airy living room.
- White bathroom suite on the first floor.
- Privately enclosed small rear garden.
- Early viewing strongly recommended!
- Three bedrooms – principal with ensuite shower room.
- Handy downstairs W.C.
- Gas-fired central heating, uPVC double glazing and a higher-than-average energy rating (EPC C-76).
- Offered for sale chain-free, with excellent accessibility to transport links including the Glider service and Dunmurry Railway Station.





## GROUND FLOOR

Hardwood front door to:

## ENTRANCE HALL

To:

## LIVING ROOM

12'5 x 12'3

## DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin.

## UTILITY ROOM

Plumbed for washing machine.

## KITCHEN / DINING AREA

14'8 x 14'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to generous dining area, double glazed sliding patio door to enclosed garden.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM 1

11'5 x 11'4

Laminated wood effect floor.

### ENSUITE SHOWER ROOM

Shower cubicle, shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, extractor fan.

### BEDROOM 2

11'9 x 7'1

Laminated wood effect floor.

## BEDROOM 3

11'7 x 7'2

Laminated wood effect floor.

## WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, extractor fan, partially tiled walls.

## OUTSIDE

Small, low maintenance rear garden.

**LEASEHOLD TENURE - 8,964  
YEARS**

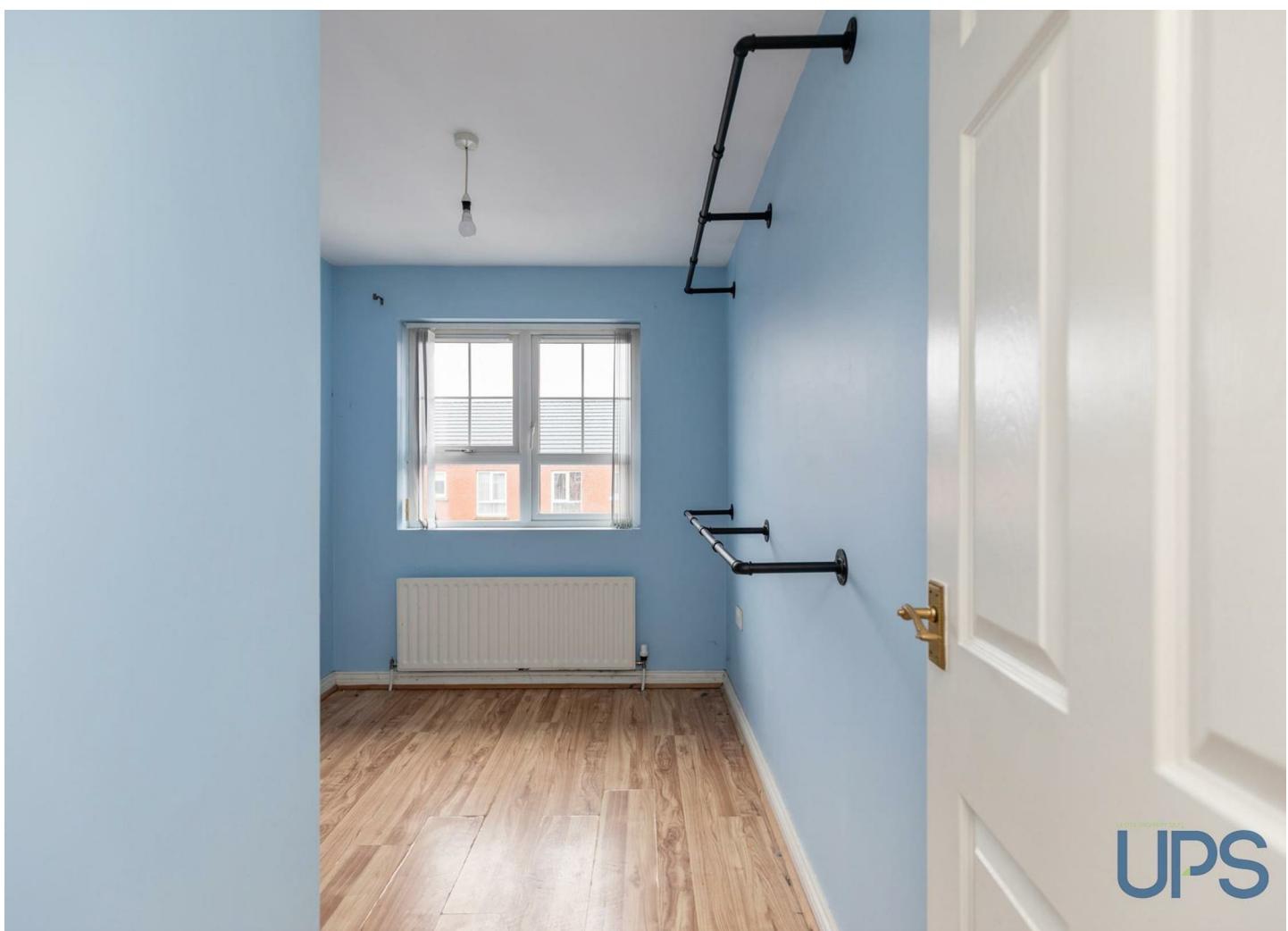
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UPSKILL PROPERTY SALES



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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. 18596814**

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.