

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 COLINMILL, DUNMURRY,  
BT17 0AP**

**OFFERS AROUND £149,950**

A rare opportunity to purchase this accessible bungalow, superbly tucked away in a small cul-de-sac, yet enjoying excellent access to a wide range of shops, schools, and transport links, including the Glider service, major arterial routes, and the motorway network, as well as both Belfast and Lisburn.

The property offers two bedrooms and a living room with a bay window, along with a fitted kitchen and open-plan dining area. There is also a white bathroom suite with a separate shower cubicle.

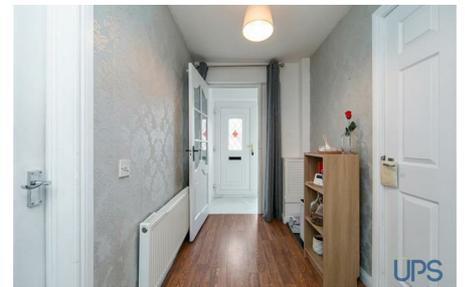
Additional features include gas-fired central heating, UPVC double glazing, and a good-sized enclosed rear garden.

A beautiful bungalow with great potential, set in an established location, this property is highly recommended for early viewing to avoid disappointment.



## Key Features

- A rare opportunity to purchase a bungalow superbly positioned in a popular cul-de-sac, tucked away yet close to a wide range of local amenities.
- Living room with bay window.
- White bathroom suite.
- Privately enclosed rear garden.
- Close to both Belfast and Lisburn, as well as Colin Glen, Ireland's leading adventure park.
- Two bedrooms.
- Kitchen open plan to dining space.
- Gas fired central heating / Upvc double glazing / Higher than average energy rating (EPC C-71).
- Conveniently located close to a variety of schools, shops and transport links, including the Glider service, major arterial routes and the motorway network.
- Bungalows are very hard to come by, and coupled with this highly sought-after location, we strongly recommend viewing early to avoid disappointment.



### GROUND FLOOR

Upvc double glazed front door to entrance porch, inner door to spacious and welcoming entrance hall, laminated wood effect floor.

### LIVING ROOM

13'2 x 11'3

Laminated wood effect floor. Bay window.

### KITCHEN / DINING AREA

13'2 x 10'1

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, laminated wood effect floor, built-in hob and under-oven, extractor fan, open plan to dining space, Upvc double glazed back door.

### WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush W.C, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, tiled walls and floor.

### BEDROOM 1

10'5 x 10'2

Laminated wood effect floor.

### BEDROOM 2

10'1 x 7'6

Laminated wood effect floor.

### OUTSIDE

Privately enclosed rear garden.



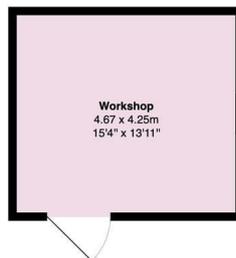








35 Colinmill, Dunmurry, BELFAST, BT17 0AP



Total Area: 56.9 m<sup>2</sup> ... 613 ft<sup>2</sup> (excluding workshop)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	71	79
	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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

BALLYHACKAMORE  
028 9047 1515

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028 9756 1155

BANGOR  
028 9127 1185

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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



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