

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**95 MERRION PARK,  
DUNMURRY, BT17 0SE**

**OFFERS AROUND £159,950**

## Attractive Red Brick Semi-Detached Home – Chain Free!

A fantastic opportunity to purchase this charming red brick semi-detached home, tucked away in a popular cul-de-sac that's always in demand. Ideally positioned for schools, shops, and excellent transport links, including the Glider service, main arterial routes, and the motorway network.

Offered chain-free and boasting a higher than average energy rating (EPC C-70), this home combines comfort, style, and practicality.

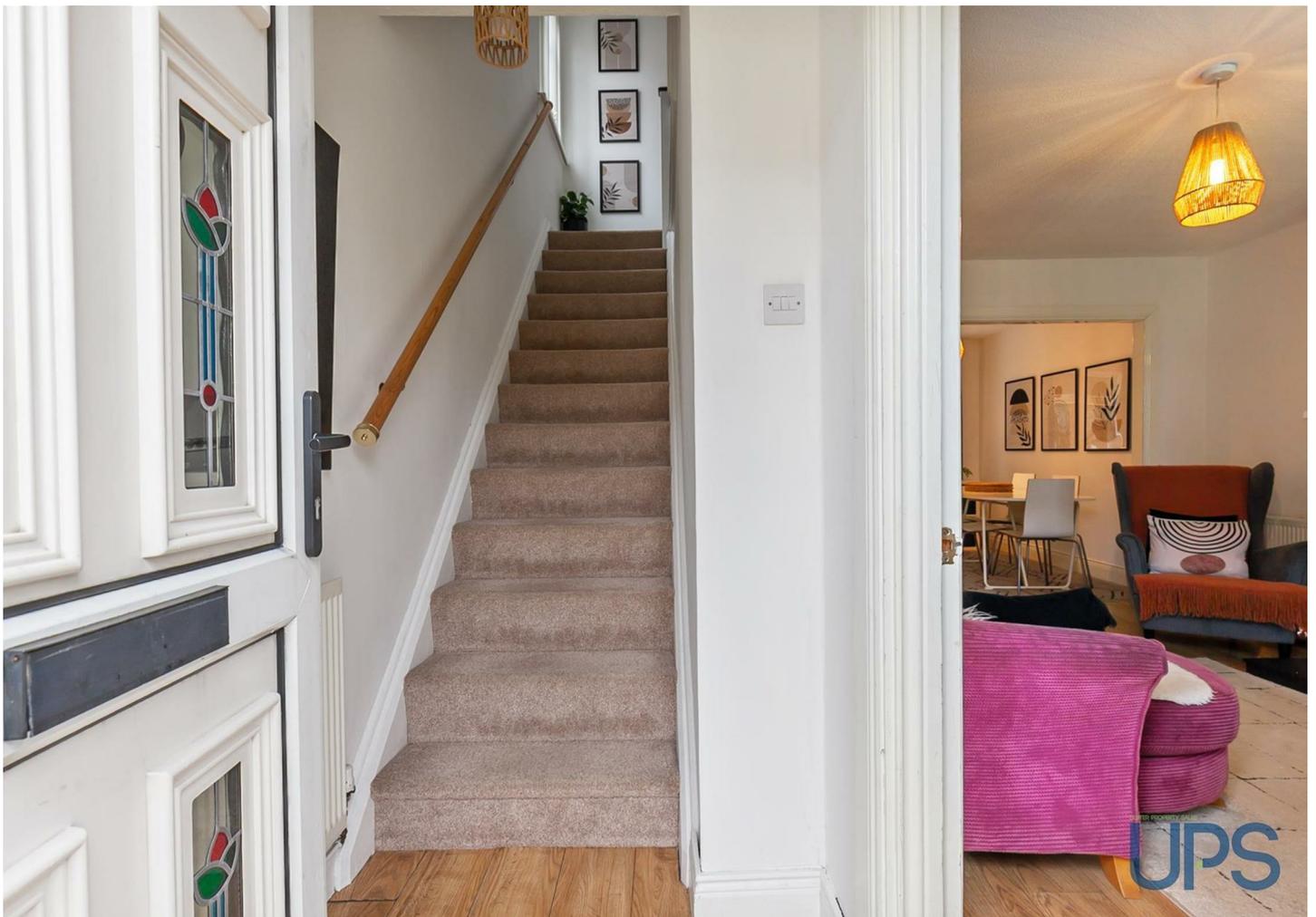
Accommodation includes:

First Floor: Three spacious bedrooms and a modern white bathroom suite.

Ground Floor: Welcoming entrance porch, a bright living room leading to a separate dining room, and a fitted kitchen.

Additional highlights include gas central heating, uPVC double glazing, off-street parking, and a private, enclosed rear garden – perfect for families and entertaining.

With its sought-after location and flexible accommodation, this property is sure to attract interest. Early viewing is strongly recommended to avoid disappointment!



## Key Features

- Attractive red brick semi-detached home, ideally positioned within a popular cul-de-sac, close to a wide range of local amenities.
- White bathroom suite.
- Kitchen.
- Off-road car parking and a privately enclosed, good-sized rear garden.
- Easy access to Belfast and Lisburn, as well as Colin Glen, leisure facilities, and much more.
- Three good-sized bedrooms.
- Bright and airy living room with bay window and access to a separate dining room.
- Gas-fired central heating / uPVC double glazing / Higher than average energy rating (EPC C-70)
- Close to a wide range of schools, shops, and transport links, including the Glider service, main arterial routes, and the motorway network.
- Early viewing strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to entrance hall, wooden effect stripped floor.

### LIVING ROOM

15'10 x 11'2

Wooden effect stripped floor, bay window, attractive fire place, access to;

### DINING ROOM

10'3 x 7'9

Wooden effect stripped floor.

### KITCHEN

10'2 x 6'5

Range of high and low level units, single drainer stainless sink 1 1/2 bow sink unit, built-in hob and under-oven, stainless steel extractor fan, tiled floor, Upvc double glazed back door.

### FIRST FLOOR

Storage cupboard housing gas boiler.

### BEDROOM 1

12'0 x 8'5

Laminated wood effect floor.

### BEDROOM 2

11'10 x 9'0

Laminated wood effect floor.

### BEDROOM 3

8'2 x 6'11

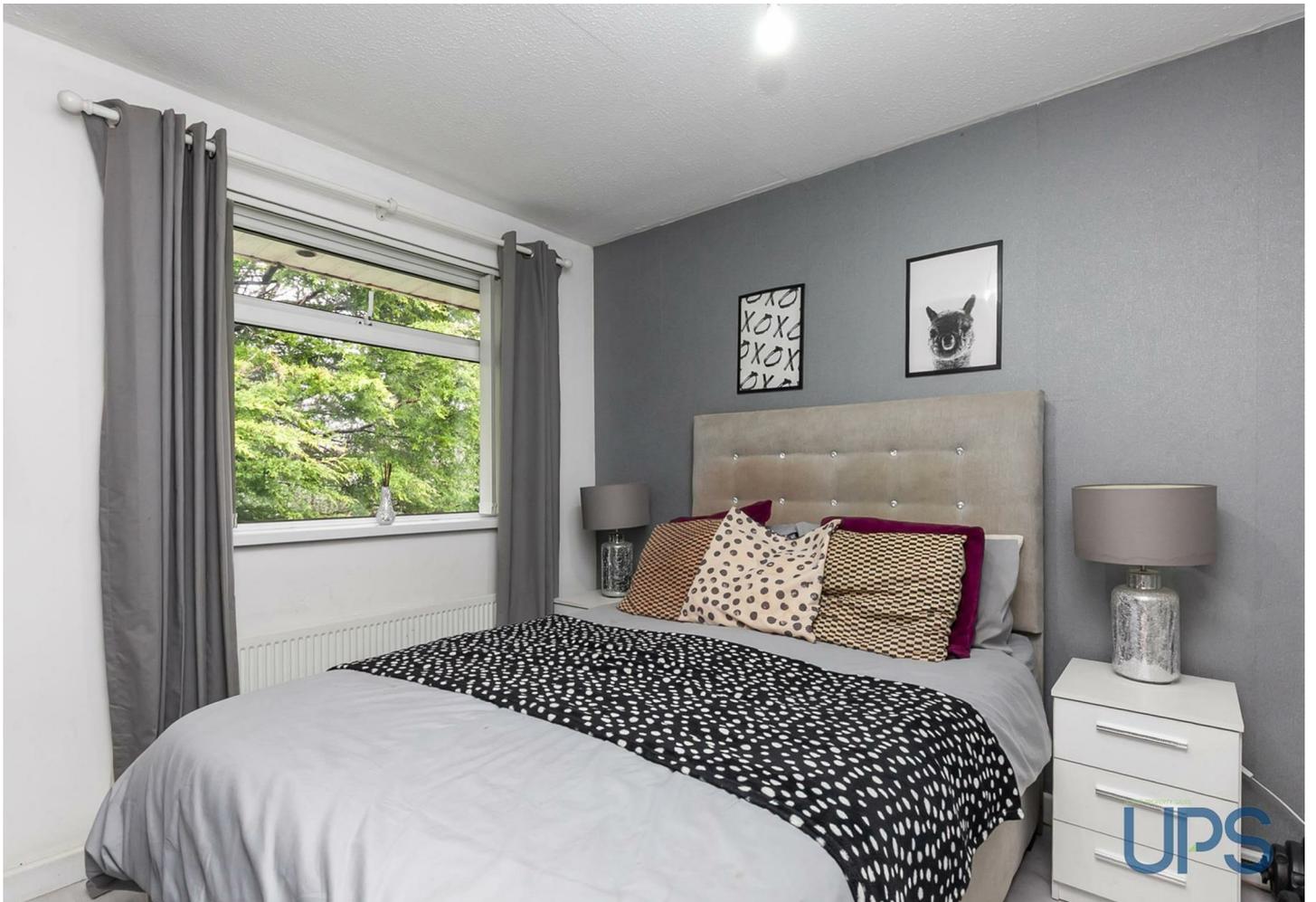
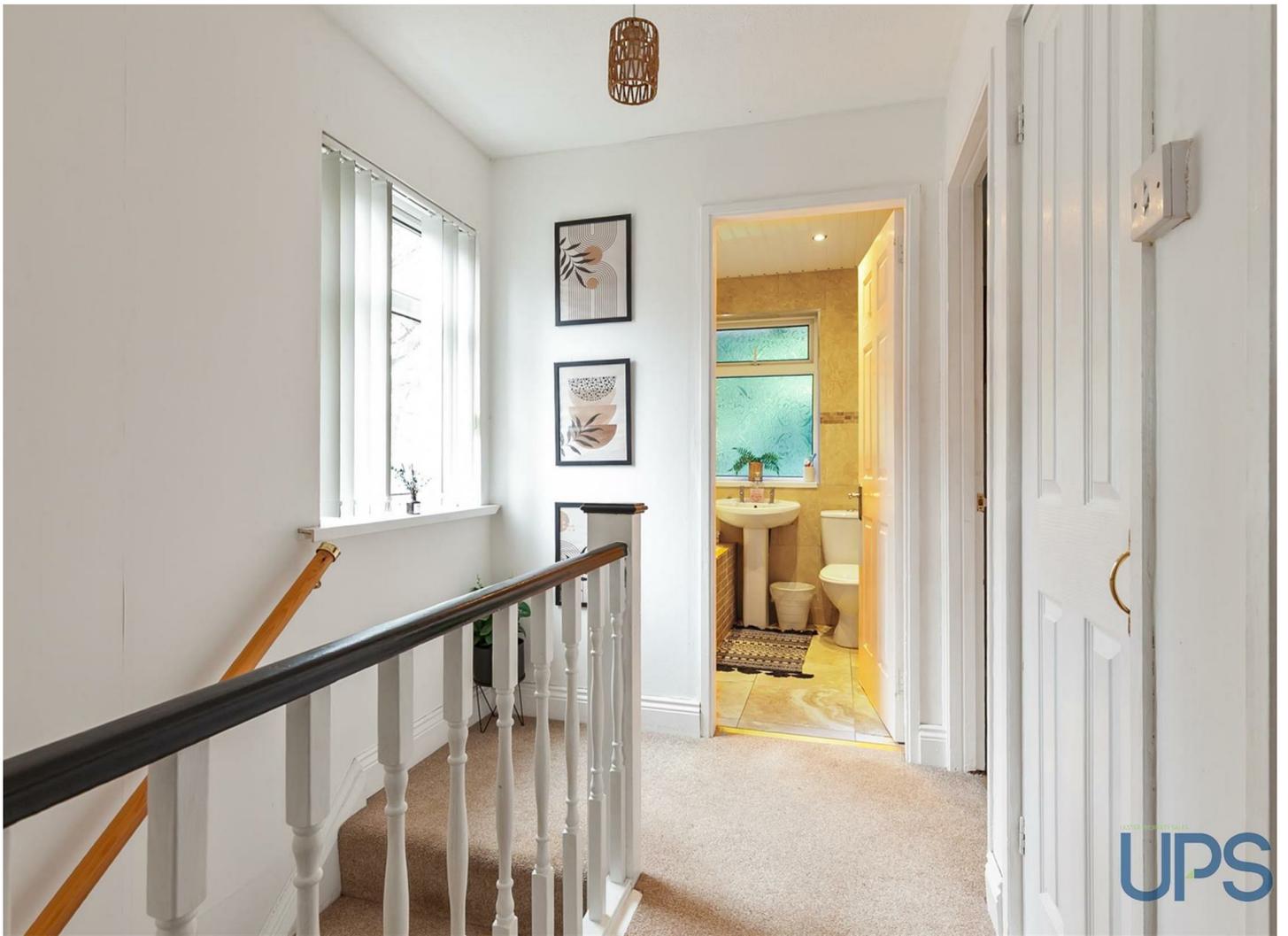
### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, pvc stripped ceiling, fully tiled walls.

### OUTSIDE

Off road Car-parking, front garden. Privately enclosed good-sized rear garden.











**UPS**

95 Merrion Park, Dunmurry, BELFAST, BT17 0SE



Total Area: 59.4 m<sup>2</sup> ... 640 ft<sup>2</sup>  
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>		70	77
(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>		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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**BALLYHACKAMORE**  
028 9047 1515

**CARRICKFERGUS**  
028 9336 5986

**DOWNPATRICK**  
028 4461 4101

**MALONE**  
028 9066 1929

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