



**18 COLINMILL, DUNMURRY,
BELFAST, BT17 0AP**

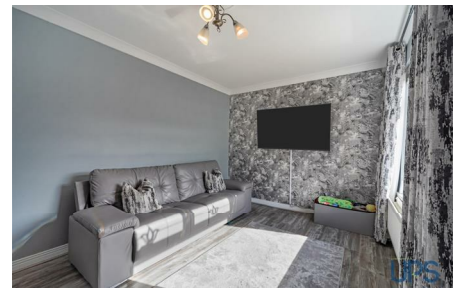
OFFERS AROUND £139,950

A superior well maintained and presented mid townhome that enjoys a convenient cul de sac position within this established location popular with first time buyers / young families. This desirable and popular location enjoys tremendous doorstep convenience close to lots of schools, shops, and transport links to include the Glider service on the Stewartstown Road. Two excellent bright comfortable double bedrooms. One generous reception room. Fitted kitchen open plan to a casual dining area with feature patio doors. White bathroom suite. Upvc double glazed windows. Gas fired central heating system (Worcester boiler) Good fresh youthful presentation. Private and secure rear garden with pedestrian gate. Fantastic first time buy. Chain free / immediate possession.



Key Features

- A superior well maintained and presented mid townhouse that enjoys a convenient cul de sac position within this established location popular with first time buyers / young families
- One generous reception room.
- White bathroom suite.
- Upvc double glazing.
- Good fresh presentation throughout.
- Two excellent bright comfortable double bedrooms
- Fitted kitchen open plan to a casual dining area with feature patio doors.
- Gas fired central heating.
- Private and secure rear garden.
- Well worth a visit / Chain free / Immediate possession.



GROUND FLOOR

Entrance porch;

LOUNGE

14'5 x 9'9

Wooden effect stripped floor.

FITTED KITCHEN / DINING AREA

14'9 x 9'9

Range of high and low level units, Formica work surfaces, built-in gas hob, oven, plumbed for washing machine, storage downstairs, casual dining area, double patio doors / garden access.

FIRST FLOOR

Built-in cupboard on landing, Worcester Gas Boiler

PRINCIPLE BEDROOM 1

14'7 x 10'3

Built-in robe.

BEDROOM 2

10'7 x 7'8

WHITE BATHROOM SUITE

Paneled bath, electric shower unit, low flush W.c, wash hand basin, tiling.

OUTSIDE

Rear enclosed yard, fencing secure and private, pedestrian gate.



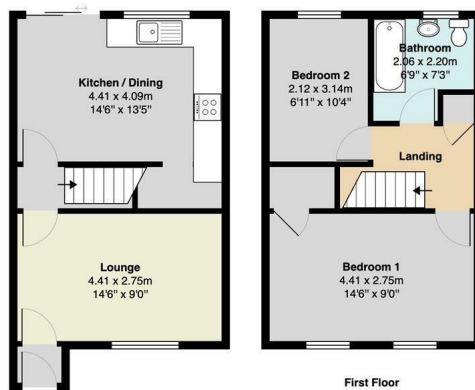








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Ground Floor

First Floor

Total Area: 62.2 m² ... 670 ft²

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	72	78
	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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