

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 LABURNUM GREEN,
STEWARTSTOWN ROAD,**

OFFERS OVER £179,950

This beautifully upgraded home will appeal to a wide range of buyers, offering stylish modern interiors throughout.

Tucked away in a quiet cul-de-sac overlooking attractive mature greenery, this impressive property extends to approximately 957 sq. ft. and offers a well-proportioned layout, ready for immediate occupation.

The accommodation comprises three generous bedrooms, all with built-in wardrobes and attractive herringbone-effect wooden flooring. The upgraded bathroom features a contemporary white suite, fully tiled walls and flooring, and recessed spotlights, delivering a clean, modern finish.

On the ground floor, a welcoming entrance hall with recessed lighting and a vertical radiator sets the tone for the quality throughout. The bright and spacious living room enjoys dual bay windows, a feature media wall, a stove, and pleasant outlooks.

A standout feature is the recently installed luxury fitted kitchen, complete with a range of integrated appliances, stylish tiling, and recessed lighting. This space opens to a generous dining area with direct access to the enclosed rear garden.

Further benefits include gas-fired central heating, uPVC double glazing, a higher-than-average energy rating (EPC C-72), low-maintenance secure gardens, and off-street parking.

Conveniently located, the property is within easy reach of excellent schools, shops, and transport links including the Glider service, Dunmurry Railway Station, major arterial routes, and a range of leisure facilities.

Early viewing is strongly recommended.



Key Features

- A generously proportioned, fully upgraded home of larger house type, offering a turnkey finish where the new owner need only move in and add their furniture.
- A bright and spacious living room with dual bay windows, a feature media wall, stove, and pleasant outlooks over mature greenery.
- Stylish upgraded white bathroom suite featuring recessed spotlights and contemporary tiled walls and flooring.
- Off-street parking and low-maintenance, secure gardens.
- Conveniently located close to a range of schools, shops, and transport links, including the Glider service, Dunmurry Railway Station, and excellent access to arterial routes and the motorway network.
- Three good-sized bedrooms, each benefiting from built-in wardrobes and stylish herringbone-effect wooden flooring.
- A recently installed, beautifully finished fitted kitchen featuring a range of integrated appliances, recessed lighting, and attractive tiling, open plan to a spacious dining and entertaining area.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-72).
- Impressive accommodation extending to around 957 sq. ft., set in a location offering exceptional doorstep convenience.
- Situated in a quiet cul-de-sac setting, early viewing is highly recommended to avoid disappointment.



GROUND FLOOR

uPVC double-glazed front door opening into an attractive entrance hall featuring a beautiful tiled floor, recessed spotlights, a useful storage cupboard, and a stylish vertical radiator.

LIVING ROOM

19'5 x 13'1

Spacious, bright and airy room with two bay windows, tiled floor, media wall, corning and centre rose, vertical radiator and stove, enjoying attractive views over mature greenery to the front.

LUXURY UP-GRADED KITCHEN / ENTERTAINING AREA

19'4 x 12'2

Range of high and low level units with single drainer sink unit, built-in microwave and oven, integrated washing machine and dishwasher, and built-in hob. Breakfast bar with seating space, spotlights, and beautiful tiled floor, open plan to dining space, with vertical radiator and uPVC double-glazed sliding patio door to a privately enclosed, secure rear garden.

FIRST FLOOR

BEDROOM 1

12'9 x 10'3

Beautiful herringbone-effect wooden flooring, with built-in mirrored sliding wardrobes.

BEDROOM 3

12'5 x 10'1

Beautiful herringbone-effect wooden flooring with an excellent range of built-in mirrored sliding wardrobes.

BEDROOM 2

12'1 x 10'2

Beautiful herringbone-effect wooden flooring with built-in wardrobe.

LUXURIOUS UP-GRADED WHITE BATHROOM SUITE

Bath with thermostatically controlled shower unit, low-flush W.C., and wash hand basin with storage. Chrome-effect sanitary ware and towel warmer, spotlights, extractor fan, and beautiful tiled walls and flooring.

OUTSIDE

Property benefits from secure, enclosed gardens with high boundary walls and attractive brick pavements, together with double gates providing secure off-road parking. The setting also enjoys an appealing outlook over mature greenery.





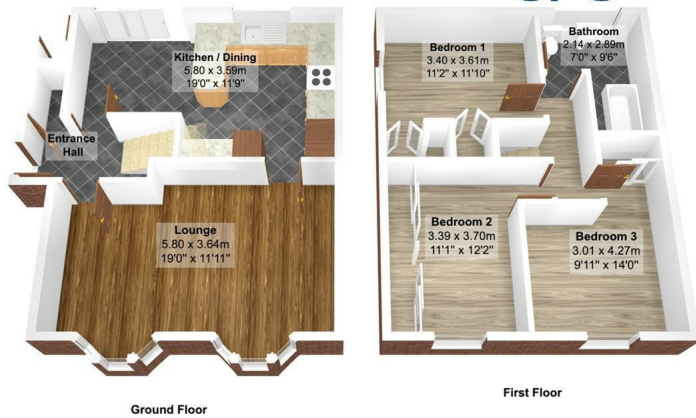






14 Laburnum Green, Dunmurry, BELFAST, BT17 0BL

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Total Area: 88.9 m² ... 957 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	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.

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