

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**8 GARDENMORE ROAD,  
DUNMURRY, BT17 0BH**

**ASKING PRICE £139,950**

This competitively priced, chain-free home offers an excellent opportunity for modernisation and is ideally situated in a highly sought-after and well-established residential area. The location benefits from outstanding convenience, with a wide range of schools, shops, and transport links nearby, including the Glider service and railway network. Excellent leisure facilities are also close at hand, and the property enjoys easy access to arterial routes and the motorway network.

The accommodation comprises three well-proportioned bedrooms and a white bathroom suite on the first floor.

On the ground floor, there is a bright and airy living room featuring a bay window, along with a kitchen that is open plan to a dining area.

Further benefits include gas-fired central heating, uPVC double glazing, and a higher-than-average energy efficiency rating (EPC C-74).

Early viewing is strongly recommended to fully appreciate the potential of this home.



## Key Features

- A competitively priced mid-terrace home requiring modernisation, situated in a highly sought-after residential location offering excellent doorstep convenience.
- Bright and airy living room with bay window.
- White bathroom suite.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy efficiency rating (EPC C-74).
- There is a large selection of schools and shops close by, and the property is within easy reach of both Belfast and Lisburn.
- Three bedrooms.
- Kitchen open plan to dining area.
- Enclosed rear garden.
- Offered for sale chain-free and conveniently located close to arterial routes and excellent transport links, including the Glider service and within close proximity to Dunmurry railway station.
- Early viewing strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to entrance hall.

### LIVING ROOM

15'11 x 12'0

Bay window.

### KITCHEN / DINING AREA

17'2 x 10'5

Range of high and low level units, single drainer stainless 1 1/2 bowl sink unit, open plan to dining space, Upvc double glazed back door.

### FIRST FLOOR

#### BEDROOM 1

13'2 x 11'3

#### BEDROOM 2

11'9 x 11'0

#### BEDROOM 3

9'6 x 8'8

### WHITE BATHROOM SUITE

Bath, low-flush W.C, wash hand basin.

### OUTSIDE

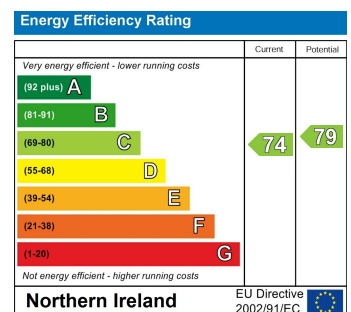
Enclosed rear garden.











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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