

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**21 CORRINA AVENUE,
UPPER DUNMURRY LANE,**

OFFERS AROUND £279,950

An exceptional, extensively refurbished and reconfigured semi-detached bungalow, ideally positioned within a quiet and private cul-de-sac just off the highly sought-after Upper Dunmurry Lane. This convenient location offers excellent access to leading schools, local shops, and a wide range of transport links, including the Glider service, Dunmurry Railway Station, and the motorway network, providing easy connectivity to both Belfast and Lisburn.

The property boasts stylish, contemporary interiors extending to approximately 901 sq ft and benefits from a strong energy efficiency rating (EPC C-72). In brief, the accommodation comprises three bedrooms, including two well-proportioned doubles and a third smaller bedroom (formerly the bathroom), which would also make an ideal home office or study.

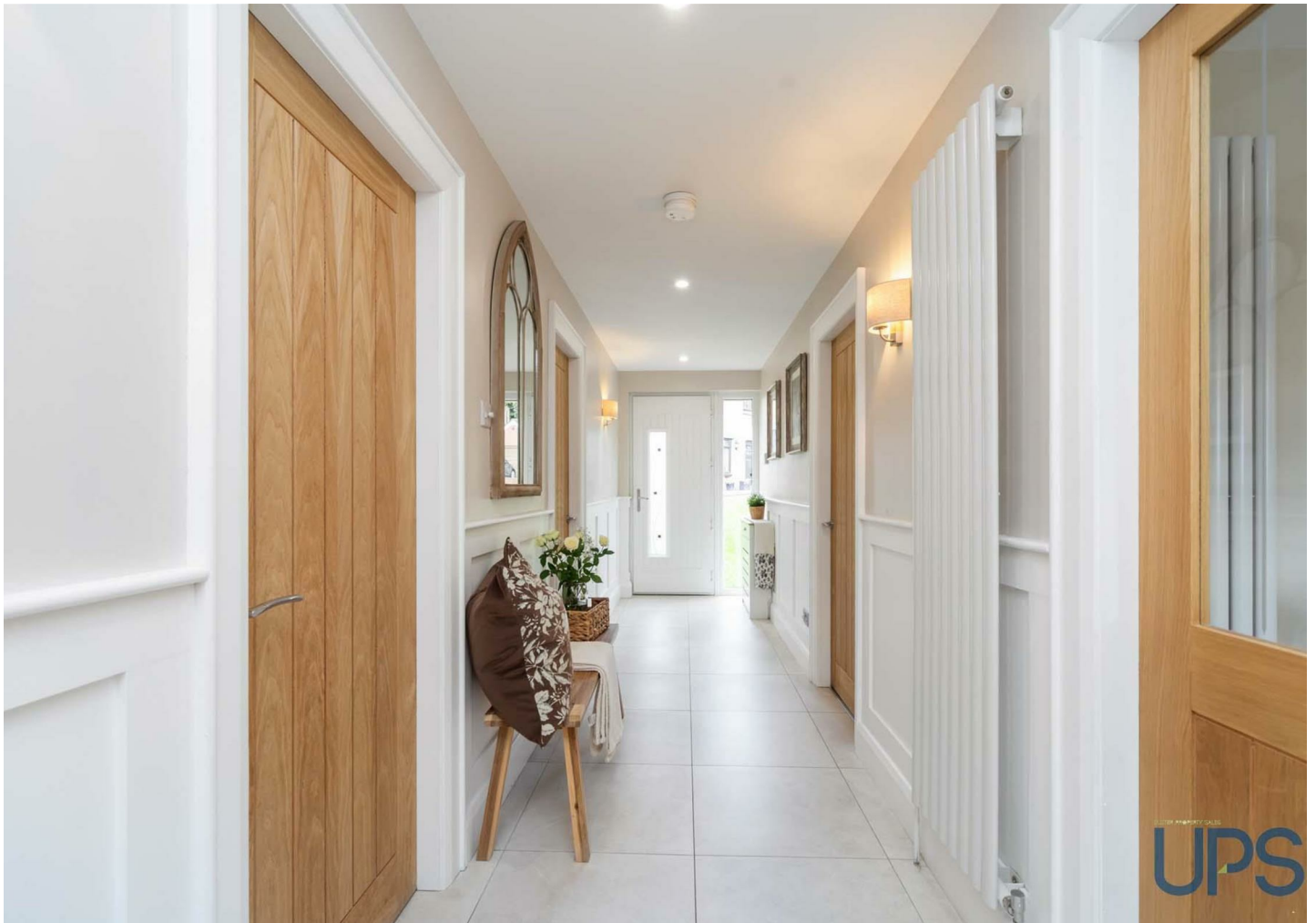
The bright and spacious living room features a bay window, attractive wood panelling, and a feature fireplace, creating a warm and welcoming focal point.

There is a striking luxury fitted kitchen with integrated appliances, modern tiling, spotlighting, and Upvc double-glazed French doors opening onto the rear garden. The bathroom is equally impressive, offering a high-end white suite with a bath and a separate large walk-in shower, complemented by contemporary tiling.

Additional benefits include gas-fired central heating, Upvc double glazing, and a series of recent upgrades such as full re-wiring, re-plumbing, and a comprehensive cosmetic refurbishment throughout.

Externally, the property enjoys a privately enclosed, well-maintained rear garden with a flagged patio, enjoying a bright southerly aspect and bordered by mature greenery. To the front, there is off-road parking leading to a detached garage.

This is a truly outstanding bungalow in a rarely available setting, combining modern luxury with everyday convenience. Early viewing is strongly recommended.



Key Features

- An exceptional and extensively upgraded semi-detached bungalow, beautifully reconfigured to offer striking luxury interiors throughout, all on a highly accessible single level.
- A light-filled and spacious living room with bay window, attractive fireplace, and elegant wood paneling.
- A luxurious upgraded bathroom suite featuring a spacious white suite with bath and separate large shower cubicle, complemented by recessed spotlights and contemporary tiling.
- A privately enclosed mature rear garden with patio, enjoying a bright southerly aspect, along with off-road car parking leading to a detached garage.
- A spacious and welcoming entrance hall, and a highly convenient location close to a wide selection of schools, shops, and transport links, including the Glider service.
- Three well-presented bedrooms, each enhanced with recessed spotlighting for a modern finish.
- An eye-catching, recently installed luxury fitted kitchen with built-in appliances and attractive decorative tiling.
- Gas-fired central heating, UPVC double glazing, and a higher-than-average energy efficiency rating (EPC C-72)
- Well-proportioned and accessible accommodation arranged entirely on one level, extending to approximately 901 sq. ft.
- Close to arterial routes, the motorway, Dunmurry Railway Station and both Belfast and Lisburn, Viewing strongly recommended!



GROUND FLOOR

Upgraded front door leading to a spacious and welcoming entrance hall, complete with vertical radiator, beautiful tiled flooring, wood paneling, recessed spotlights, and convenient access to the roof space via a pull-down ladder.

LIVING ROOM

15'1 x 12'11

Featuring a bay window, attractive fireplace, and wood paneling.

LUXURIOUS UP-GRADED WHITE BATHROOM SUITE

Bath with freestanding taps, separate large shower cubicle with thermostatically controlled shower unit, wall-hung wash hand basin with storage unit, low-flush WC, chrome-effect sanitary ware, vertical radiator, recessed spotlights, and a beautiful tiled floor.

LUXURY UP-GRADED KITCHEN

Range of high- and low-level units with feature island, single drainer stainless steel 1½ bowl sink unit, built-in hob with extractor canopy, built-in microwave, built-in oven, integrated dishwasher, and integrated fridge/freezer. Further benefits include partially tiled walls, a beautiful tiled floor, vertical radiator, recessed spotlights, and UPVC double-glazed French doors opening to the privately enclosed rear garden.

BEDROOM 1

11'6 x 10'6

Wooden effect striped floor, spotlights.

BEDROOM 2

10'5 x 9'6

Spotlights.

BEDROOM 3

8'4 x 6'10

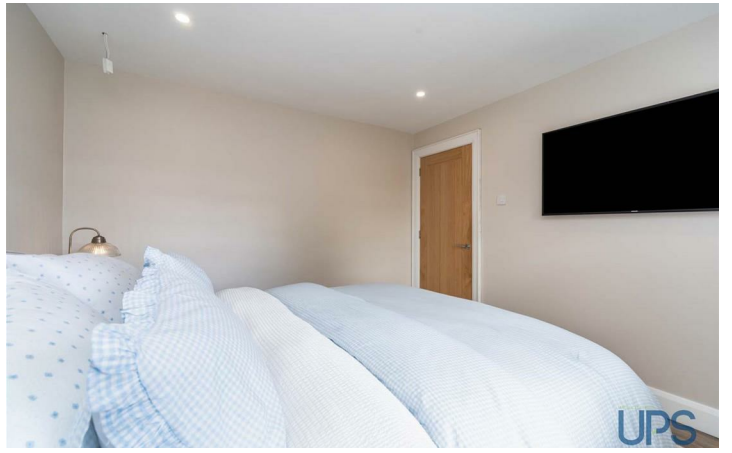
Spotlights, beautiful tiled floor.

OUTSIDE

The property boasts a privately enclosed, well-maintained rear garden with flagged patio and additional side area, bordered by attractive mature greenery and enjoying a bright southerly aspect, together with off-road parking leading to a detached garage.



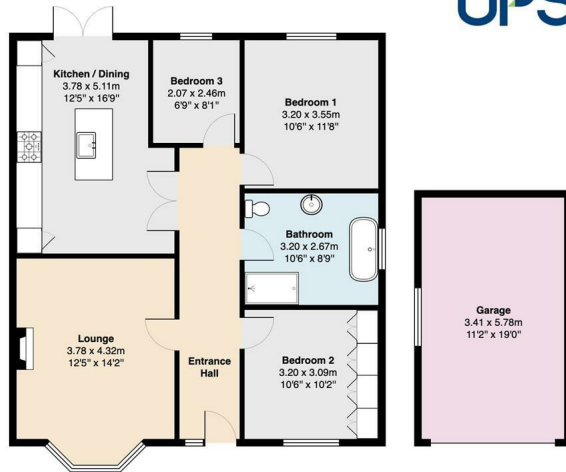








21 Corrina Avenue, Dunmurry, BELFAST, BT17 0HR



Total Area: 83.7 m² ... 901 ft² (excluding garage)
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		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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