

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 GLENBAWN AVENUE,
DUNMURRY, BT17 0TL**

OFFERS AROUND £149,950

A superb and spacious semi-detached home, recently upgraded and ideally located close to a wide range of schools, shops, and transport links, including the Glider service, arterial routes, and the wider motorway network, as well as local leisure facilities and convenient access to both Belfast and Lisburn.

The first floor comprises three well-proportioned bedrooms and a modern luxury white bathroom suite. A large landing storage cupboard provides excellent versatility and could also be utilised as a home office or study area.

On the ground floor, the property offers a spacious and welcoming entrance hall, leading to a bright and airy living room with double doors opening onto the privately enclosed rear gardens. There is also a stylish upgraded high-gloss fitted kitchen, open plan to a dining area, along with a rear hallway and a convenient downstairs W.C.

Externally, the property benefits from off-road parking, a front garden, and good-sized, privately enclosed side and rear gardens with an outdoor tap.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

A beautifully presented home that must be seen to be fully appreciated. Early viewing is strongly recommended.



Key Features

- A large semi-detached home that has been upgraded and beautifully presented throughout, situated in this established and highly sought-after location.
- A bright and airy living room featuring double doors that open onto the privately enclosed rear garden.
- Luxury white bathroom suite with spotlights.
- Off-road car parking and good-sized enclosed gardens.
- Belfast and Lisburn are both easily accessible, while Andersonstown offers an abundance of local amenities, including a range of leisure facilities.
- There are three well-proportioned bedrooms, complemented by a generous landing storage cupboard offering potential for use as a study or home office.
- A luxury upgraded high-gloss fitted kitchen, open plan to the dining area and offering access to a convenient downstairs W.C.
- Gas-fired central heating and UPVC double glazing.
- Situated close to a variety of local schools, shops and transport links, including the Glider service, arterial routes and the motorway network.
- Early viewing strongly recommended!



GROUND FLOOR

uPVC double-glazed front door opening into a spacious and welcoming entrance hall, featuring a wood-effect stripped floor.

LIVING ROOM

Wood-effect stripped flooring, decorative cornicing, and an attractive fireplace, with uPVC double-glazed double doors opening onto private gardens.

LUXURY UP-GRADED HIGH GLOSS KITCHEN

A range of high and low-level units with a single drainer sink unit, built-in hob and under oven, extractor fan, and spotlights, open plan to the dining space.

REAR HALLWAY

DOWNSTAIRS W.C

Low-flush W.C., wash hand basin.

FIRST FLOOR

Spacious landing with an excellent walk-in storage cupboard, ideal for use as a home office or study area.

BEDROOM 1

BEDROOM 2

BEDROOM 3

LUXURY WHITE BATHROOM SUITE

Bath with thermostatically controlled shower unit, low-flush W.C., wash hand basin with storage unit, chrome-effect sanitary ware, spotlights, and PVC panelled ceiling and walls.

OUTSIDE

Off-road car parking and front garden. Privately enclosed, good-sized side and rear gardens with outdoor tap.











2 Glenbawn Avenue, Dunmurry, BELFAST, BT17 0TL



Total Area: 86.5 m² ... 931 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		67	75
(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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