

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**14 TEELING GROVE,  
DUNMURRY, BELFAST, BT17**

**OFFERS AROUND £229,950**

A substantial well appointed family home that enjoys an extensive landscaped private cul de sac position within this popular development off Lagmore Road / Stewartstown Road. Five good bright comfortable double bedrooms, one separate reception room, or alternatively four bedrooms and two reception rooms. Luxury fitted kitchen open to a casual dining area with feature double patio doors. White bathroom suite. Further downstairs luxury shower room / Wc. Gas fired central heating system. Upvc double glazed windows. Feature internal doors / feature floor coverings. Extensive landscaped corner site. Good fresh youthful presentation. Fantastic doorstep convenience with easy walking distance of the Stewartstown Road / schools / shops / transport links to include the Glider Service. Only upon viewing can the substantial family living accommodation on offer be truly appreciated. Well worth a visit.



## Key Features

- A substantial well appointed family home that enjoys an extensive landscaped private cul de sac position
- Luxury fitted kitchen / dining area with feature double patio doors.
- White bathroom suite.
- Oil fired central heating system.
- Extensive mature corner site with open aspect to rear.
- Five good Bedrooms and One Reception room or alternatively Four Bedrooms and Two Separate reception rooms.
- Downstairs luxury shower suite / Wc.
- Upvc double glazing.
- Good fresh presentation.
- Well worth a visit.



### GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Spacious area with feature floor coverings and internal doors to ;

### LOUNGE

15'7 x 12'9

Feature flooring, cornicing, bay window.

### LIVING ROOM / BEDROOM 5

9'6 x 7'0

Wooden effect stripped flooring.

### LUXURY FITTED KITCHEN / DINING AREA

17'6 x 12'9

Excellent range of high and low level units, work surfaces, single drainer sink unit, 4 ring ceramic hob, plumbed for washing machine / dish washer, over head extractor hood, tiling, casual dining area, walk-in robe / storage, feature double patio doors.

### LUXURY SHOWER SUITE

Fully tiled Shower cubicle, electric shower unit, low flush wc, wash hand basin, vanity unit, tiling, ceramic tiled floor, feature pvc covered ceiling with down lighters.

### FIRST FLOOR

Walk-in robe / storage on landing.

### BEDROOM 1

15'4 x 10'6

### BEDROOM 2

12'5 x 9'3

### BEDROOM 3

12'3 x 6'4

### BEDROOM 4

9'1 x 6'5

### WHITE BATHROOM SUITE

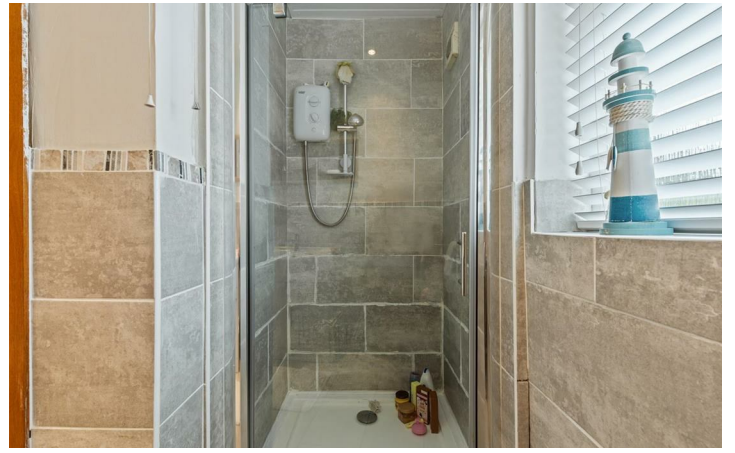
White suite with paneled bath, wash hand basin, low flush w.c, hotpress.

### OUTSIDE

Large corner site with extensive lawns, feature open aspect to rear, driveway with ample car parking. Housed oil fired boiler and pvc tank.











14, Teeling Grove, Dunmurry, BT17 0XL



Total Area: 119.9 m<sup>2</sup> ... 1290 ft<sup>2</sup> (excluding oil boiler)  
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		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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