

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**73 SUNNYHILL PARK,
UPPER DUNMURY LANE,**

OFFERS AROUND £179,950

Beautifully Presented and Upgraded Three-Bedroom Mid-Terrace Home

Nestled within a small and private cul-de-sac just off the highly sought-after Upper Dunmurry Lane, this charming and beautifully presented mid-terrace home enjoys an excellent location close to a wealth of local amenities. A range of leading schools, shops, cafés and transport links are all within easy reach, while Dunmurry Railway Station and the many amenities of Dunmurry Village, including Tesco and a variety of local retailers, are just a short walk away. The property is also conveniently located close to golf courses, attractive parklands and the extensive amenities of Andersonstown.

The accommodation is well-appointed throughout and comprises three bedrooms together with a luxurious contemporary white bathroom suite, newly installed in December 2026. From the landing, a pull-down ladder provides access to the roof space, which is floored and fitted with lighting, offering excellent additional storage.

On the ground floor, a spacious and welcoming entrance hall features a large storage cupboard. The bright and airy living room benefits from a bay window and an attractive fireplace and is open plan to the dining room, creating a superb space for everyday family living and entertaining. The dining area leads directly to the fitted kitchen.

Externally, the property enjoys a privately enclosed rear patio which leads to a generous, low-maintenance flagged garden, providing an ideal outdoor space for relaxing or entertaining. There is also the added benefit of off-road parking.

Further enhancing the home's appeal are gas-fired central heating and double glazing throughout.

Offering a superb opportunity to acquire a stylish home in a consistently popular and convenient residential location, early viewing is highly recommended to avoid disappointment.



Key Features

- A magnificent, exceptionally well-presented home that has been thoughtfully upgraded throughout and enjoys a superb position within this highly desirable cul-de-sac location.
- Three bedrooms.
- Kitchen.
- Access to a floored roof space via a pull-down ladder from the landing, complete with lighting and providing excellent additional storage.
- Gas-fired central heating and double glazing.
- A short walk from Dunmurry Railway Station and the many amenities of Dunmurry Village, including Tesco and an excellent selection of shops and local services.
- Bright and spacious living room featuring a bay window and attractive fireplace, open plan to the dining room.
- Contemporary upgraded luxury white bathroom suite, installed circa December 2025.
- Enclosed rear patio leading to a large, privately enclosed, low-maintenance rear garden.
- Early viewing is highly recommended to fully appreciate this very special home.



GROUND FLOOR

UPVC double-glazed front door opens into a spacious and welcoming entrance hall, featuring a wood-effect laminate floor. There is useful under-stairs storage, along with an additional excellent storage cupboard.

LIVING ROOM

11'9 x 10'5

Bay window, wood-effect laminate flooring, cornicing, and an attractive fireplace, with double doors leading to;

DINING ROOM

10'11 x 10'5

Laminated wood effect floor.

KITCHEN

13'3 x 5'6

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, stainless steel extractor fan, Upvc double glazed back door.

FIRST FLOOR

Access to the roof space is via a pull-down ladder on the landing. The loft is boarded, providing excellent storage and benefits from lighting.

BEDROOM 1

11'9 x 9'8

BEDROOM 2

10'11 x 9'8

BEDROOM 3

6'2 x 6'0

LUXURY UP-GRADED

BATHROOM SUITE

Bath with thermostatically controlled shower unit, gold-effect sanitary ware, wall-hung wash hand basin with storage unit, and low-flush WC. Gold-effect towel warmer, beautifully tiled walls and flooring, recessed spotlights, and PVC panelled ceiling. Worcester gas boiler.

OUTSIDE

Off-road parking, with an enclosed rear yard/patio providing access to a large, low-maintenance flagged rear garden.



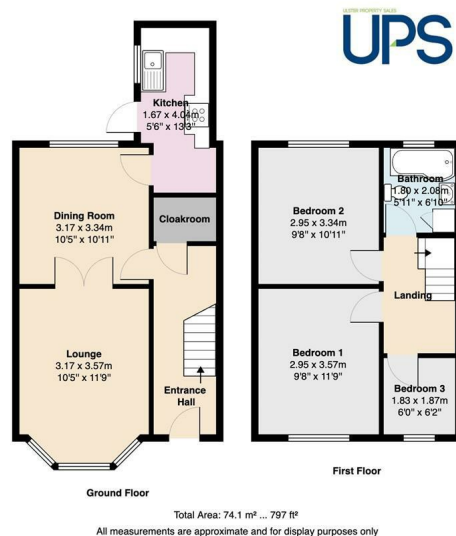








73 Sunnyhill Park, Dunmurry, BELFAST, BT17 0PY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	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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ANDERSONSTOWN
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RENTAL DIVISION
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