



## 36 Glenkeen, Dunmurry, BT17 0SH

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £149,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'8" x 11'4"

Bay window to front elevation. Focal point cast iron fireplace with granite hearth and timber surround. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA 17'9" x 11'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated oven. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Wood laminate floor covering. Access to under stairs store.



## REAR HALL

Wood laminate floor covering. PVC double glazed door leading to rear garden.

## FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Wood laminate floor covering.

## FIRST FLOOR

### LANDING

Access to twin stores and roof space.

### BEDROOM 1 11'5" x 10'0"

Built in wardrobe. Gas fired central heating boiler.

### BEDROOM 2 11'4" x 10'5"

Built in wardrobe.

### BEDROOM 3 8'3" x 7'1" (wps)

## BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Fully panelled walls. Tiled floor.

## EXTERNAL

Private driveway finished in brick pavior.

Low maintenance, fully enclosed front garden finished in tarmac.

PVC fascia.

Tiled entrance porch.

External lighting.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, three bedroom, semi detached home with private driveway, situated off Brians Well Road, Dunmurry, Belfast.**

**The property comprises entrance hall, bay fronted lounge, kitchen with informal dining area, rear hall, furnished cloakroom, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys private driveway, low maintenance front garden, and fully enclosed rear garden.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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