



Centrally located in the heart of Dunmurry this quaint detached family home offers a fantastic opportunity to purchase a property full of character with the conveniences of being in the village with excellent proximity to leading schools, public transport and ease of access to both Belfast and Lisburn.

The accommodation comprises three separate reception rooms, good sized fitted kitchen leading to a casual dining area. Upstairs are four well-proportioned bedrooms and a family bathroom. Externally there is driveway parking, detached garage and a delightful rear garden with mature plants, trees and shrubs. Furthermore, the property benefits from oil heating and uPVC double-glazing throughout.

Deceptively spacious and full of character we recommend an internal viewing at your earliest convenience.

Offers Over
£324,950

38 Glenburn Road,
Dunmurry,
BELFAST,
BT17 9AG

Viewing by
appointment
through agent
028 9066 3030



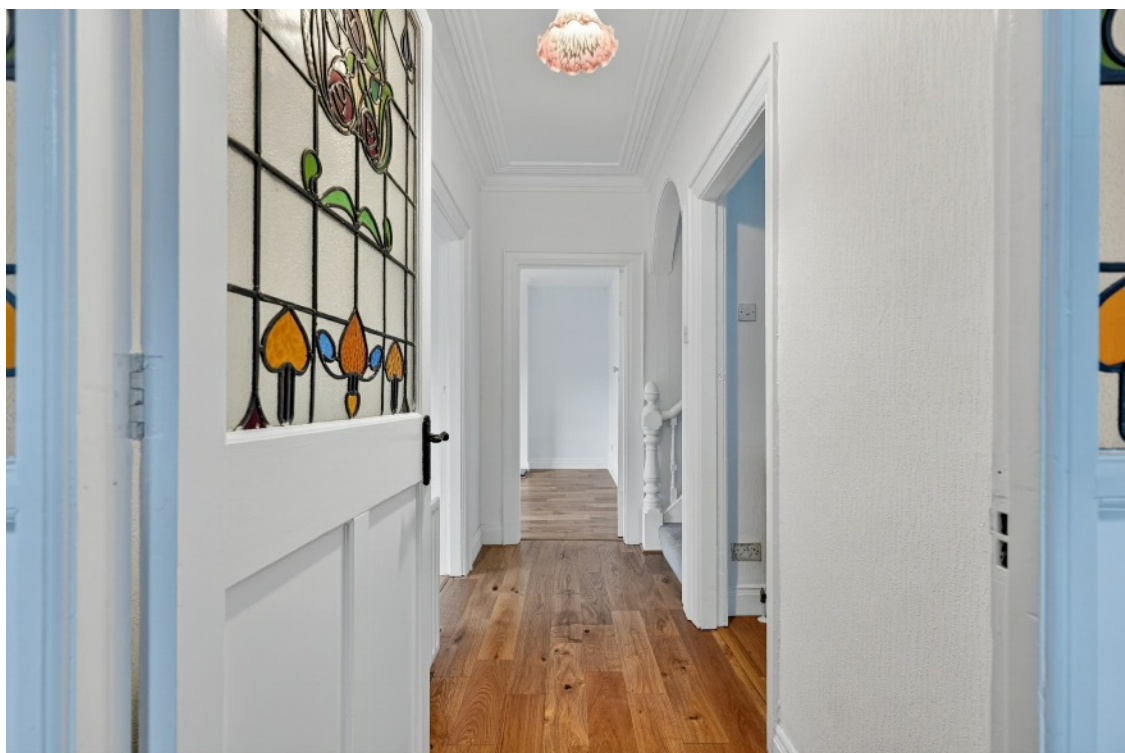
- Beautiful detached family home situated in a popular and highly sought after location in Dunmurry
- Three good sized reception rooms, two with open fires
- Fully fitted kitchen leading to a casual dining room
- Four well-proportioned bedrooms
- Spacious family bathroom
- Oil fired central heating; Double glazing throughout
- Detached garage; Driveway parking
- Impressive rear garden with mature trees, shrubs, borders and green house
- Offering so much potential throughout, Early viewing is highly recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC front door to:

HALLWAY: Hardwood door with glazed side panels, wood strip flooring, ceiling cornicing.



FAMILY ROOM: 15' 1" x 12' 2" (4.6m x 3.71m) Solid wood strip flooring, open fire with tiled hearth, ceiling cornicing.



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LIVING ROOM: 13' 10" x 11' 3" (4.22m x 3.43m) Feature fireplace with hardwood surround, tiled hearth and open fire, solid wood strip flooring, ceiling cornicing.



SITTING ROOM/HOME OFFICE: 10' 10" x 8' 3" (3.3m x 2.51m) Solid wood strip flooring.



DINING ROOM: 8' 4" x 8' 0" (2.54m x 2.44m) Solid wood strip flooring, understair storage cupboard.

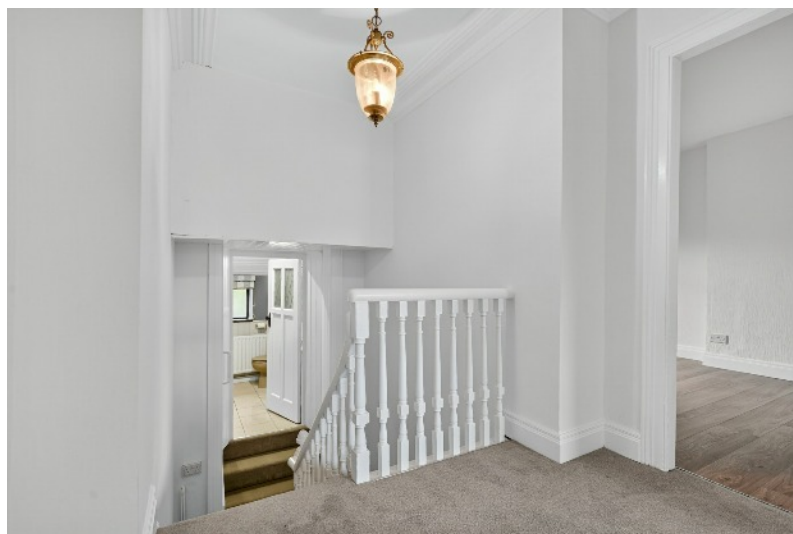


KITCHEN: 14' 7" x 8' 7" (4.44m x 2.62m) Range of high and low level units, built in oven, hob and extractor, built in fridge and freezer, plumbed for dishwasher, sink with mixer tap, laminate work surfaces, tiled splash back, ceramic floor tiling.



First Floor

LANDING: Carpeted.

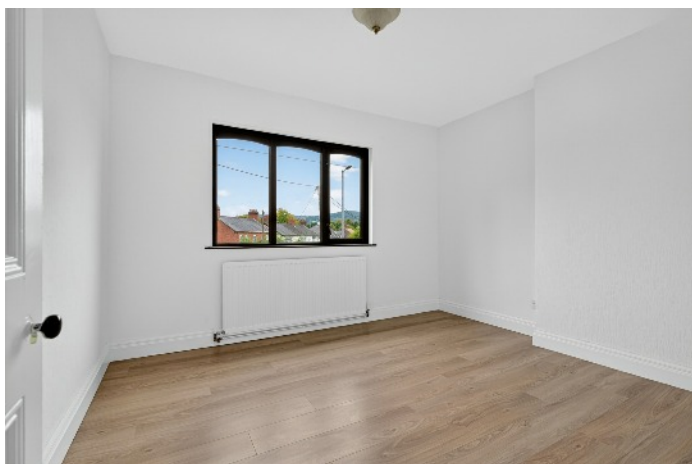


BATHROOM: 9' 9" x 8' 0" (2.97m x 2.44m) WC, wash hand basin with vanity unit, bath, walk in corner shower, wall panelling, ceramic floor tiling.



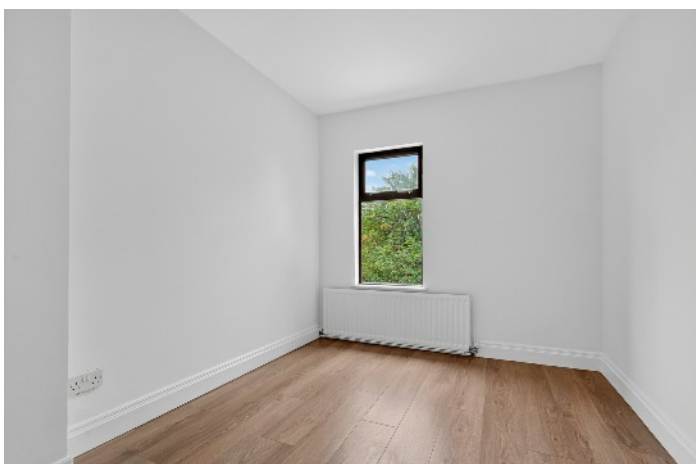
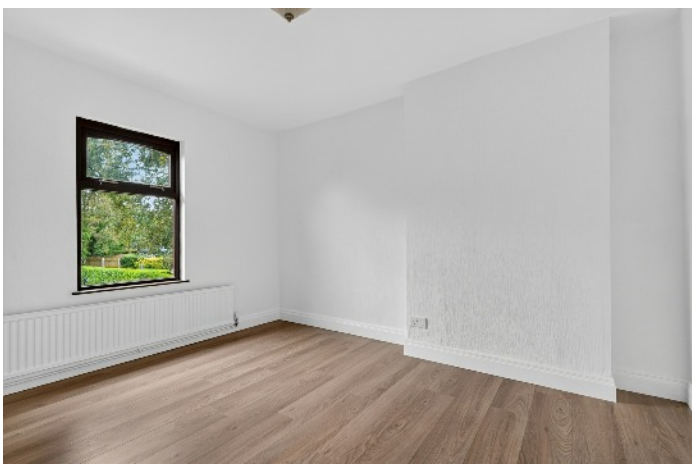
BEDROOM (1): 13' 10" x 10' 5" (4.22m x 3.18m) Laminate wood strip flooring.

BEDROOM (2): 12' 9" x 10' 10" (3.89m x 3.3m) Laminate wood strip flooring.



BEDROOM (3): 12' 1" x 10' 5" (3.68m x 3.18m) Laminate wood strip flooring.

BEDROOM (4): 12' 9" x 8' 4" (3.89m x 2.54m) Laminate wood strip flooring.



Outside

DETACHED GARAGE: Up and over door, light and power.

Enclosed front and rear gardens with maintained lawn, mature borders and shrubs, green house, driveway parking.

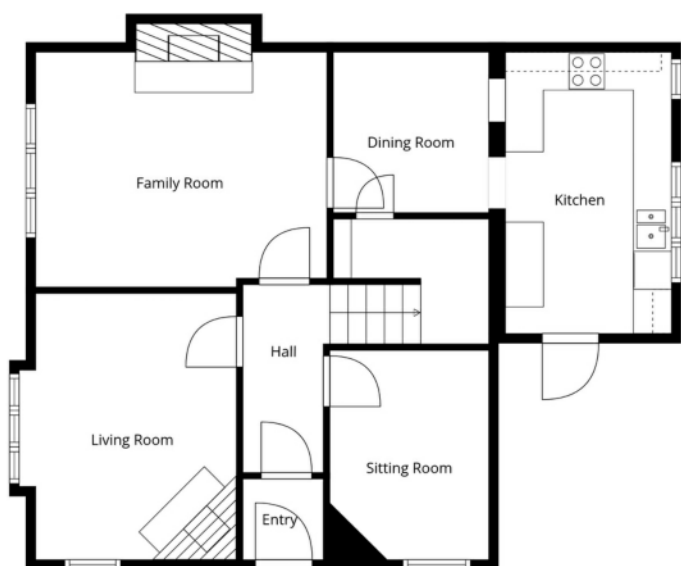




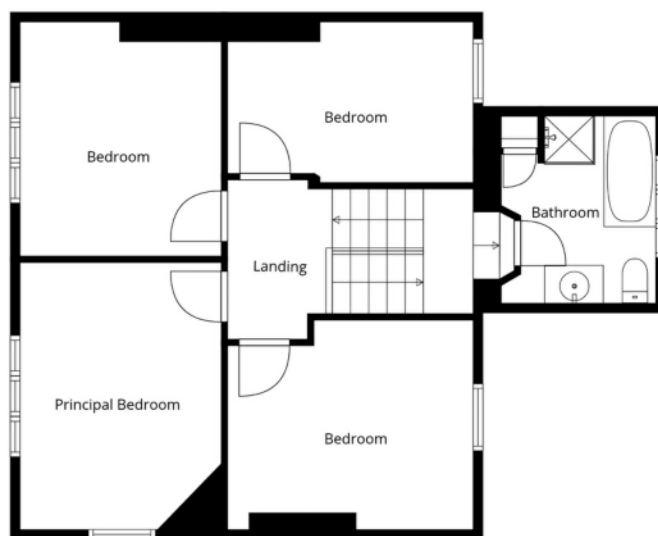
Location:

Leaving Belfast on the Lisburn Road continue through Finaghy to Dunmurry. Glenburn Road is in the centre of the village on the left hand side.

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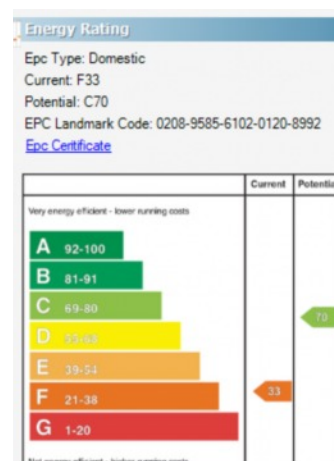
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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