



This modern detached home offers bright, flexible living space perfect for family life. Featuring a stylish lounge with gas fire, a contemporary kitchen open plan to dining/living area, and three bedrooms with generous storage, it's designed for comfort and convenience. The property also includes a versatile basement, ideal for an office, study, games room and garage currently used as a gym, plus mature gardens front and rear. Located in a highly regarded residential area close to leading grammar schools, excellent train and bus routes, and within easy reach of Belfast City Centre, Lisburn, and main road links to Dublin. Recent sales in this particular locality have proved extremely successful and early viewing is essential so as not to miss out.

Overs Over
£385,000

26 Upper Green,
Dunmurry,
Belfast,
BT17 0EZ

Viewing by
appointment with
& through agent
028 9266 1700



- Charming detached family home
- Modern entrance porch with triple glazing
- Spacious lounge with gas fire
- Contemporary kitchen with integrated appliances
- Open plan dining/living area
- Three bedrooms with built-in robes
- Stylish four-piece bathroom suite
- Gas heating and double glazed windows
- Prime location near leading schools and transport links
- Garage (used as gym) and versatile basement room
- Mature front garden and enclosed rear garden with mature trees and shrubs

The Property Comprises:

Entrance

ENTRANCE PORCH: 5' 8" x 6' 2" (1.73m x 1.88m) Ceramic tiled floor, composite front door, triple glazed porch.

Ground Floor

UNDERSTAIR CUPBOARD: Plumbed for washing machine.

ENTRANCE HALL: 5' 10" x 10' 6" (1.78m x 3.2m) Wooden floor, glass double doors.



LOUNGE: 11' 2" x 16' 10" (3.4m x 5.13m) Feature gas fire (bottled).



KITCHEN: 11' 3" x 9' 4" (3.43m x 2.84m) 1.5 stainless steel sink unit with mixer tap, 4 gas hob with stainless steel extractor fan, electric oven, high and low level units, integrated dishwasher, composite doors to rear.

DINING/SNUG: 11' 3" x 10' 11" (3.43m x 3.33m)



First Floor

LANDING: Feature window. Remote concealed ventilation unit.



BEDROOM (1): 14' 5" x 11' 0" (4.39m x 3.35m) Built in robes.



BEDROOM (2): 14' 2" x 7' 3" (4.32m x 2.21m) Built on robes.



BEDROOM (3): 11' 2" x 9' 3" (3.4m x 2.82m) Built in robes.



BATHROOM: Freestanding bath, walk in shower with thermostatic control valve, low flush WC, double vanity sink unit with mixer tap and tiled splash back, ceramic tiled floor.



Outside

OUTSIDE: Gardens to the front and rear laid in lawn with beautiful mature shrubs and trees.

Garage and basement, additional driveway and rear parking.

BASEMENT/CELLAR: 20' 7" x 17' 5" (6.27m x 5.31m)

Lower Level

GARAGE/GYM: 11' 2" x 16' 10" (3.4m x 5.13m) Currently used as a gym

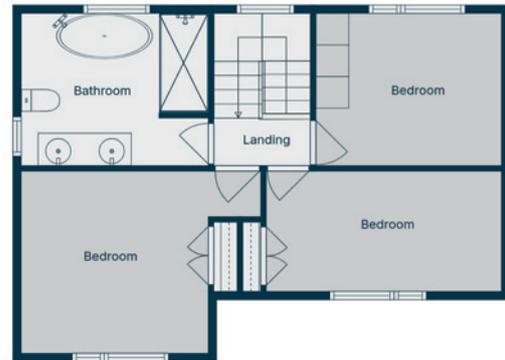


Telephone 028 9266 1700

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Floor 1



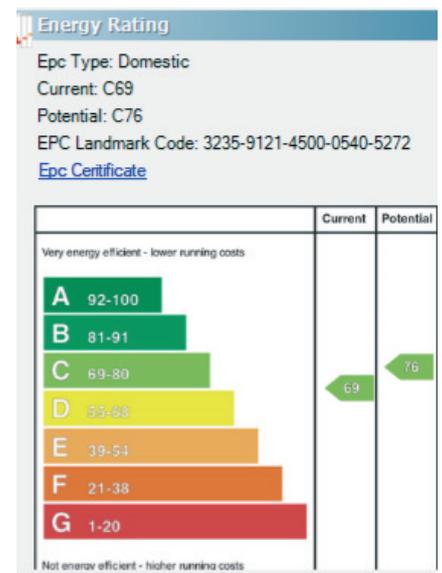
Floor 2



Location:

At Dunmurry crossroads coming from Belfast on the Lisburn Road, turn right into Dunmurry Lane, go under bridge and immediately take the right into The Green which becomes Upper Green and number 26 is on the right hand side.

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



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