



An attractive semi detached home which is beautifully presented and Ideally located just off the Kingsway in the heart of Dunmurry is sure to appeal to both home movers and first time buyers alike!

Within easy walking distance of local amenities, Dunmurry Primary School, and excellent road and rail links to Belfast and beyond, the property combines convenience with comfort. Internally, the home is bright and welcoming, featuring three bedrooms, a comfortable living room, and a stylish open plan kitchen, living and dining area ideal for everyday living and entertaining. Outside, enclosed rear gardens provide a private and secure space to relax, complemented by a useful shed and driveway parking. Early viewing is highly recommended and available by private appointment.

Offers Over  
£225,000

20 Ulster Avenue,  
Dunmurry,  
BELFAST, BT17 9BN

Viewing by  
appointment with  
& through agent  
028 9266 1700





- Attractive semi detached family home
- Bright living room
- Modern open plan kitchen / living / dining & utility area
- Three bedrooms
- Bathroom with white suite and downstairs WC
- Gas fired central heating and PVC double glazing
- Enclosed rear garden with shed
- Off street driveway parking / Garage
- In the popular Dunmurry location close to amenities
- Close to leading schools
- Viewing highly recommended to fully appreciate

The Property Comprises:

Ground Floor

uPVC front door with glass side panels to . . .

ENTRANCE HALL: Picture rails.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin with mixer tap.

LIVING ROOM: 12' 2" x 9' 6" (3.7m x 2.9m) Picture rail, laminate flooring.



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LOUNGE OPEN PLAN TO DINING KITCHEN: 20' 0" x 17' 5" (6.1m x 5.3m) Built-in storage, laminate flooring. Range of high and low level units, single drainer stainless steel sink unit with mixer tap, four ring hob with extractor above, under oven, dishwasher, spotlights, gas boiler.



UTILITY ROOM: 6' 3" x 5' 7" (1.9m x 1.7m) Laminate floor, plumbed for washing machine.

First Floor

LANDING:

BEDROOM (1): 10' 2" x 8' 6" (3.1m x 2.6m) Built-in storage, laminate flooring.



BEDROOM (2): 9' 6" x 8' 6" (2.9m x 2.6m) Built-in storage, laminate flooring.



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BEDROOM (3): 6' 3" x 6' 3" (1.9m x 1.9m) Built-in storage, laminate flooring.



BATHROOM: Panelled bath with mixer tap and shower over, pedestal wash hand basin, low flush wc, part tiled walls, heated towel rail, access to roofspace.



## Outside

OUTSIDE: Paved area to front, driveway parking to side. Pebbled garden to rear with raised decked area, garage.

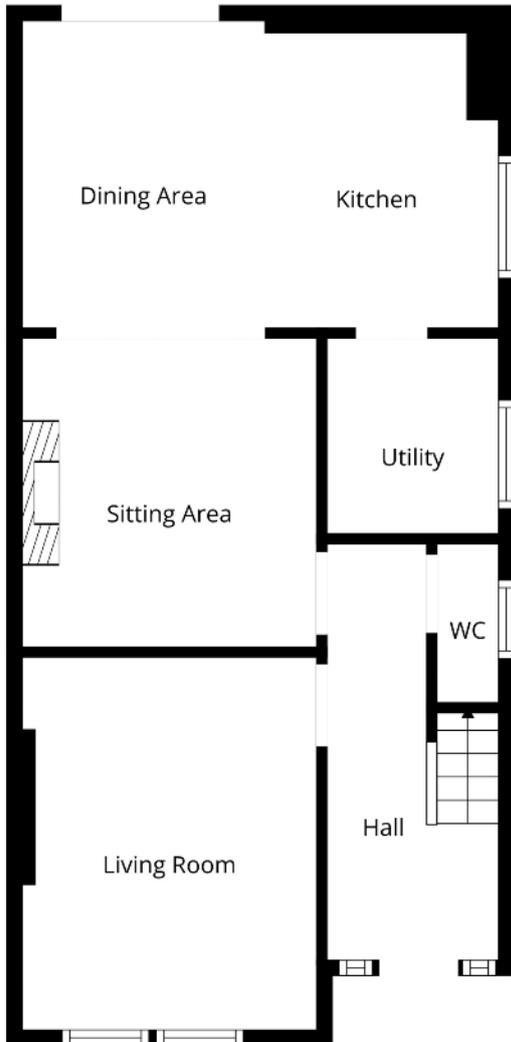
Pebbled rear garden, raised deck area.

GARAGE:

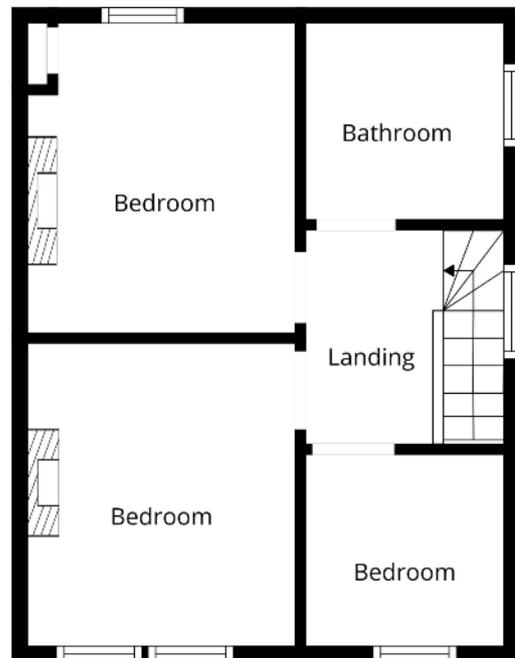


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Floor 1



Floor 2

Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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