



**5c ROWAN DRIVE,
DUNMURRY, BELFAST, BT17 9PX**

- A Well Presented First Floor Apartment Situated Within This Popular Residential Location Convenient To Both Belfast And Lisburn
- Please note, photos are from stock and may differ slightly from the property
- Entrance Hall With Double Glazed And Panelled Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen/Dining Area
- One Bedroom
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £79,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DLI20326SR55

- Lawn Area To Front With Driveway
- Communal Area To Rear Plus Store With Power
- Gas Fired Central Heating System
- Majority PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Double glazed and panelled entrance door. Laminated timber floor.

LOUNGE:

12' 6" x 12' 5" (3.81m x 3.78m)

Laminated timber floor.



KITCHEN/DINING AREA:

12' 4" x 7' 8" (3.77m x 2.33m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Circular stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.



BEDROOM (1):
13' 5" x 9' 3" (4.09m x 2.83m)
Two built in storage cupboards.



BATHROOM:
White suite. Panelled bath with mixer tap and shower attachment. Wash hand basin. Low flush wc. Part tiled walls. Tiled floor. Hotpress.



OUTSIDE

Lawn area to front with driveway. Communal area to rear. Store with power.

DIRECTIONS

From A1/Kingsway turn into Rowan Drive. Number 5c is on the right.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We have been advised the tenure for this property is leasehold. The annual ground rent of £10 is included within the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £364.00

SERVICE CHARGE:

A service charge of £499.10 per year (1st April 2026 - 31st March 2027) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5C Rowan Drive

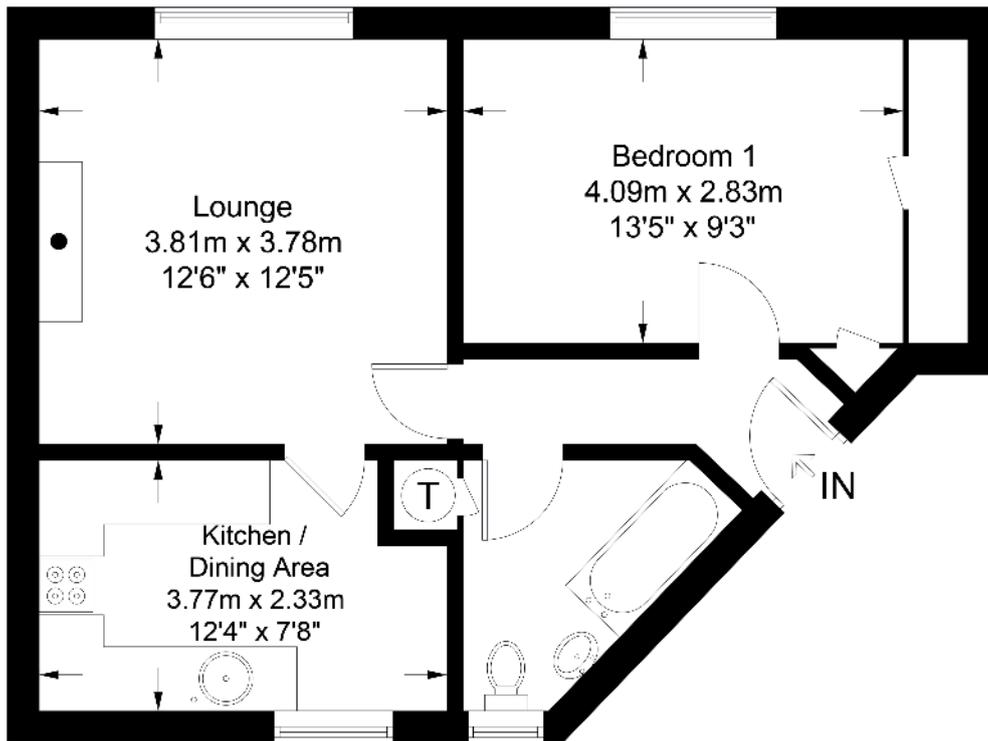


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1059017)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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