



7 CYPRESS CLOSE, DUNMURRY, BT17 9QH

- An Excellent Mid Terrace Property Occupying A Pleasant Setting Within This Popular Location
- Lounge With Decorative Fireplace And Oak Floor
- Kitchen And Dining Area
- Three Spacious Bedrooms

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

- Shower Room With Redring Electric Shower And Chrome Finish Heated Towel Rail
- Good Sized And South Facing Rear Garden
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG101025DL

- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular homes ideally suited to first time buyers, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Oak floor and oak staircase.

LOUNGE:

4.58m (15'0") x 3.25m (10'8")

Decorative fireplace. Oak floor.

KITCHEN/DINING AREA:

4.85m (15'11") x 2.55m (8'4")

Range of high and low level units. Wood strip effect worktops. Bowl and a half stainless steel sink unit. Swan neck mixer tap. Tiled walls and tiled floor. PVC double glazed back door leading to south facing paved patio area and rear garden. Plumbed for washing machine. Recessed spotlights. Hotpress under stairs.



FIRST FLOOR

BEDROOM (1):

4.85m (15'11") x 2.81m (9'3")

Measurement to include built in robe. Adjo



BEDROOM (2):

3.68m (12'1") x 2.58m (8'6")

Oak laminated timber floor.



BEDROOM (3):

3.50m (11'6") x 2.97m (9'9")

Oak laminated timber floor.



SHOWER ROOM:

Walk in shower enclosure. Redring electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush WC. PVC panelled walls and ceiling with recessed spotlights. Chrome finish heated towel rail.



OUTSIDE:

Front garden. Good sized and south facing rear garden laid in lawns with mature shrubs. Paved patio area. Oil fired boiler. PVC oil storage tank. Outside tap and light.

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

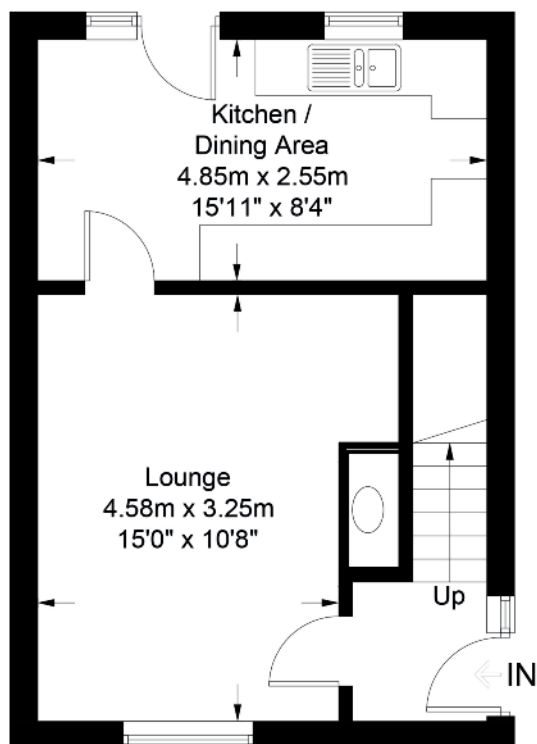
RATES PAYABLE: For period April 2025 to March 2026 £591.37

DIRECTIONS: From Kingsway turn into Rowan Drive and then left into Cypress Close, number 7 is on the right.

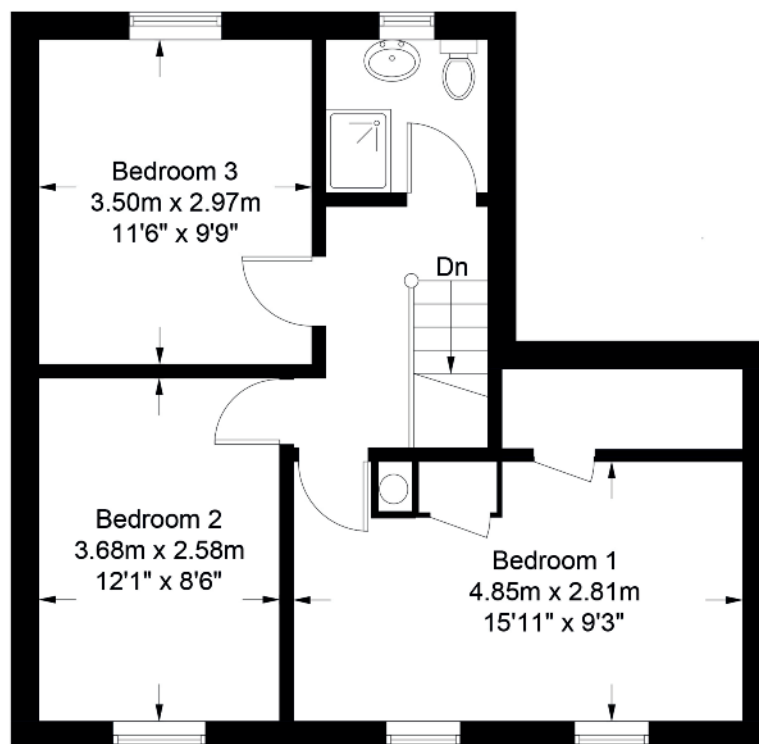
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



7 Cypress Close, Dunmurry



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1248087)

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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