



4 ALTAN PARK, DUNMURRY, BELFAST, BT17 0UG



- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location
- Please note, photos are from stock and may differ slightly from the property.
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Inset Log And Flame Effect Electric Fire
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Rear Porch With Tiled Floor And PVC Double Glazed Door To Rear Patio Garden
- Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DL030226SR

- Three Bedrooms (One With Two Built In Storage Cupboards)
- Luxury Bathroom With White Suite Including Thermostatic Shower
- Floored Roofspace With Light And Power And Slingsby Style Ladder
- Front Garden Laid In Lawn Plus Pavior Brickset Driveway And Parking Area With Double Gates
- Rear Patio Garden Laid In Paving Plus Side Paved Patio Area
- Garden House With Light And Power
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

13' 7" x 11' 4" (4.15m x 3.45m)

Inset log and flame effect electric fire. Bow window.



LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 9" x 9' 4" (5.41m x 2.85m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven. Integrated hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor unit in black stainless steel and glass canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Center island unit with quartz effect work surface and dining bar. Tiled floor. Recessed spotlights. Low level lighting. Storage under stairs with light and power. PVC double glazed double doors to side patio area.



REAR PORCH:

Tiled floor. PVC double glazed door to rear patio garden. Store.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Chrome finish heated towel rail. PVC panelled walls. Laminated timber floor.



FIRST FLOOR

LANDING:

Built in robes with sliding mirror doors and fitted interior.

BEDROOM (1):

11' 7" x 10' 4" (3.52m x 3.14m)



BEDROOM (2):

11' 6" x 9' 11" (3.50m x 3.01m)

Two built in storage cupboards.



BEDROOM (3):

8' 4" x 7' 2" (2.55m x 2.18m)

Measurements taken to widest points.



LUXURY BATHROOM:

White suite. PVC panelled bath with mixer tap. Thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Heated towel rail. PVC panelled walls. Laminated tiled floor. Recessed spotlights.



ROOFSPACE:

Floored. Light and power. Roof window. Slingsby style ladder. Worcester gas fired boiler.

OUTSIDE

Front garden laid in lawn with mature trees. Pavior brickset driveway and parking area with double gates. Paved patio area to side. Rear patio garden laid in paving. Outside tap and light. External power sockets. Garden house with light and power.



Please note, photos are from stock and may differ slightly from the property.

DIRECTIONS

From Stewartstown Road turn onto Lagmore Avenue. Turn right onto Altan Park. Number 4 is on the left.

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



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £1,055.23



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

4 Altan Park

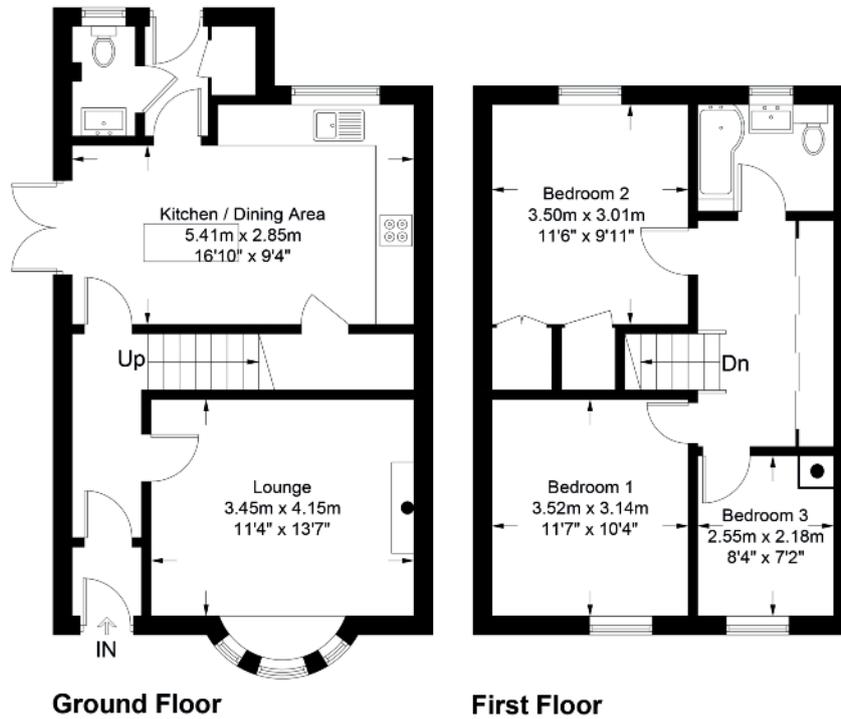


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (946513)

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.