



## 9 HORNBEAM WALK, DUNMURRY, BELFAST, BT17 9DG

- A Mid Terrace Property Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast And In Close Proximity To Derriaghy Train Halt
- Entrance Hall With Glazed And Panelled Entrance Door Plus Laminated Timber Floor
- Lounge With Wood Burning Stove On Slate Hearth And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Rear Hall With Adjoining Tiled Cloakroom With Low Flush Suite
- Three Bedrooms With Laminated Timber Floor (One With Built In Storage Cupboard)
- Tiled Bathroom With White Suite Including Thermostatic Shower With Drencher Head

**PRICE: OFFERS IN THE REGION OF £134,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D57**

**REF: DL130226SR**



- Part Floored Roofspace With Slingsby Style Ladder
- Enclosed Front Garden Laid In Gravel With Path To Entrance Door
- Enclosed Rear Patio Garden With Raised Tarmac Parking Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Glazed and panelled entrance door with glazed side panels. Laminated timber floor.

### LOUNGE:

**14' 11" x 12' 5" (4.55m x 3.78m)**

Measurements taken to widest points. Wood burning stove on slate hearth. Herringbone style laminated timber floor.



### KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

**12' 3" x 10' 8" (3.74m x 3.24m)**

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated double Hotpoint oven. Integrated Indesit hob. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer ceramic sink unit with swan neck mixer tap. Space for fridge freezer. Plumbed for washing machine. Dining bar. Built in cupboard with gas fired boiler. Part tiled walls. Tiled floor. Recessed spotlights.



### REAR HALL:

Built in units. Tiled floor. PVC double glazed stable door to rear patio garden.

### TILED CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mixer tap. Low flush wc. Tiled walls. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

11' 4" x 9' 7" (3.46m x 2.92m)

Measurements taken to widest points. Laminated timber floor.



### BEDROOM (2):

12' 2" x 7' 8" (3.71m x 2.34m)

Laminated timber floor.



### BEDROOM (3):

9' 2" x 7' 10" (2.79m x 2.40m)

Measurements to include built in storage cupboard. Laminated timber floor.



### TILED BATHROOM:

White suite. Panelled bath with mixer tap and thermostatic shower with drencher head. Pedestal wash hand basin. Close couple low flush wc. Heated towel rail. Tiled walls. Wood effect tiled floor. Recessed spotlights. Separate storage cupboard on landing.



### ROOFSPACE:

Slingsby style ladder. Part floored. Light.

## OUTSIDE

Enclosed front garden laid in gravel with path to entrance door. Enclosed rear patio garden. External store. Raised tarmac parking area. Outside tap.

### 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 £614.00

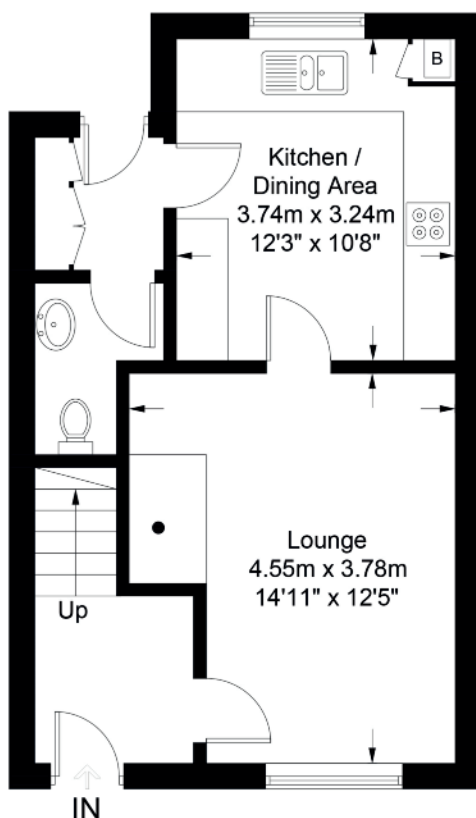
### DIRECTIONS

From River Road turn onto Hornbeam Road. Turn left into Hornbeam Walk. Access to number 9 is down the path on the right.

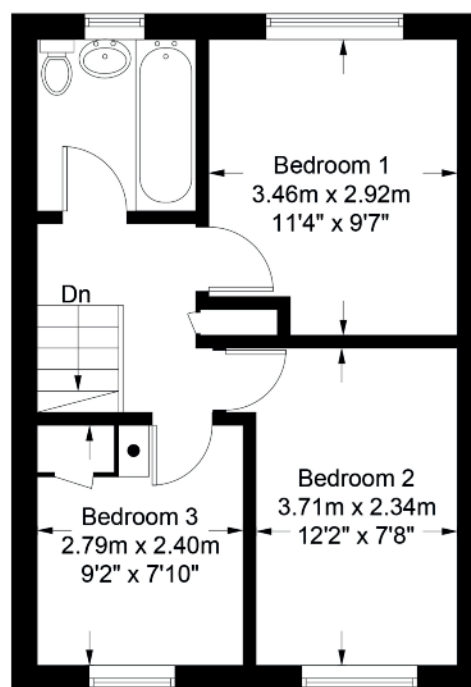
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 9 Hornbeam Walk



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275355)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

## 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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