



31 Larch Grove

Dunmurry, Belfast, BT17 9QG
Offers over £149,950

A superb three-bedroomed mid-terrace property that is offered in excellent order throughout. This will be of specific interest to first-time buyers.

This property has many added benefits that include a recently refurbished kitchen & bathroom. It further benefits from a sizeable garden with storage to the rear.

Accommodation in brief: Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Modern Bathroom.

Rates are estimated at £614 per annum.

Call 028 9038 8383 to arrange your personal viewing today.

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Mid-Terrace property
- 1+ Reception
- 3 Bedrooms
- Fitted kitchen with space for dining
- Three piece bathroom suite
- Chain free
- Gas fired central heating
- PVC double glazed windows
- Superb decorative order throughout
- Gardens to front & rear



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



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