



## 72 Redwood Dale, Belfast, BT17 9RL

**Asking Price £179,950**

Nestled in this popular residential development, 72 Redwood Dale is an excellent property offering ideal accommodation for the growing family or indeed the first time buyer. The accommodation comprises spacious living with double doors leading to kitchen open plan to dining area, downstairs W.C, three excellent bedrooms (master with en-suite shower room) and family bathroom suite. Externally there is a private, enclosed garden to rear in lawn & driveway to front. Gas fired central heating and PVC double glazing are both in place. Close to the shops of Dunmurry village and also within easy reach of both Belfast and Lisburn City centres, early viewing is recommended.

- End Townhouse In A Popular Residential Development
- Spacious Living Room
- Downstairs W.C
- Enclosed Rear Garden / Driveway To Front
- Easy Commuting Distance To Belfast & Lisburn City Centres
- Three Good Sized Bedrooms (Master With En-suite)
- Kitchen Open Plan To Dining Area
- Gas Fired Central Heating / PVC Double Glazing
- An Excellent Opportunity For The First Time Buyer
- Close To The Shops & Cafes Of Dunmurry Village

Energy Efficiency Rating		
Key energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL



Laminate wood floor.

#### LIVING ROOM 17'4" x 10'5" (5.3 x 3.2)



Laminate wood floor. Double doors to kitchen / dining.

#### KITCHEN / DINING 17'4" x 10'5" (5.3 x 3.2)



Range of high and low level units, integrated fridge / freezer, oven, gas hob & stainless steel extractor fan, dishwasher, plumbed for washing machine.

#### W.C

Low flush W.C, wash hand basin.

### ON THE FIRST FLOOR

#### BEDROOM ONE 14'9" x 10'2" (4.5 x 3.1)



Laminate wood floor.

#### ENSUITE

Enclosed shower, low flush W.C, pedestal wash hand basin.

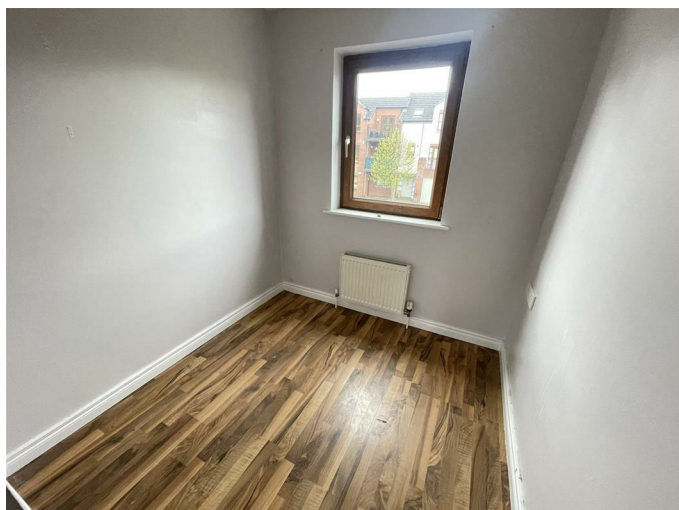
**BEDROOM TWO 10'2" x 9'10" (3.1 x 3.0)**

Enclosed rear garden, driveway to front.



Laminate wood floor.

**BEDROOM THREE 6'10" x 6'6" (2.1 x 2.0)**



Laminate wood floor.

**BATHROOM**

White suite comprising panel bath, low flush W.C, pedestal wash hand basin.

**OUTSIDE**

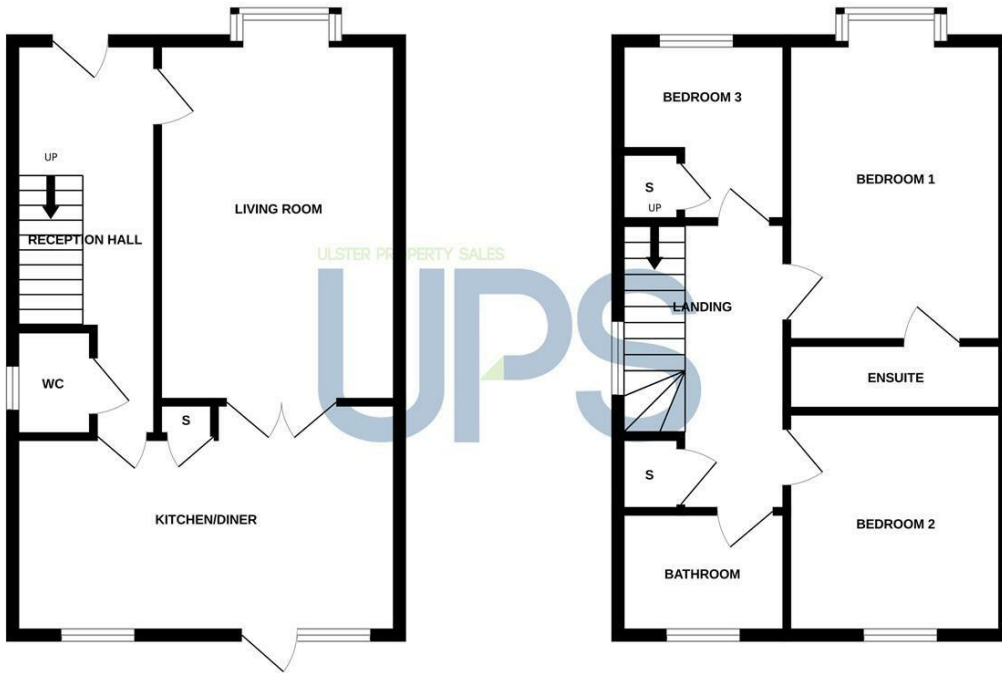




# Floor Plan

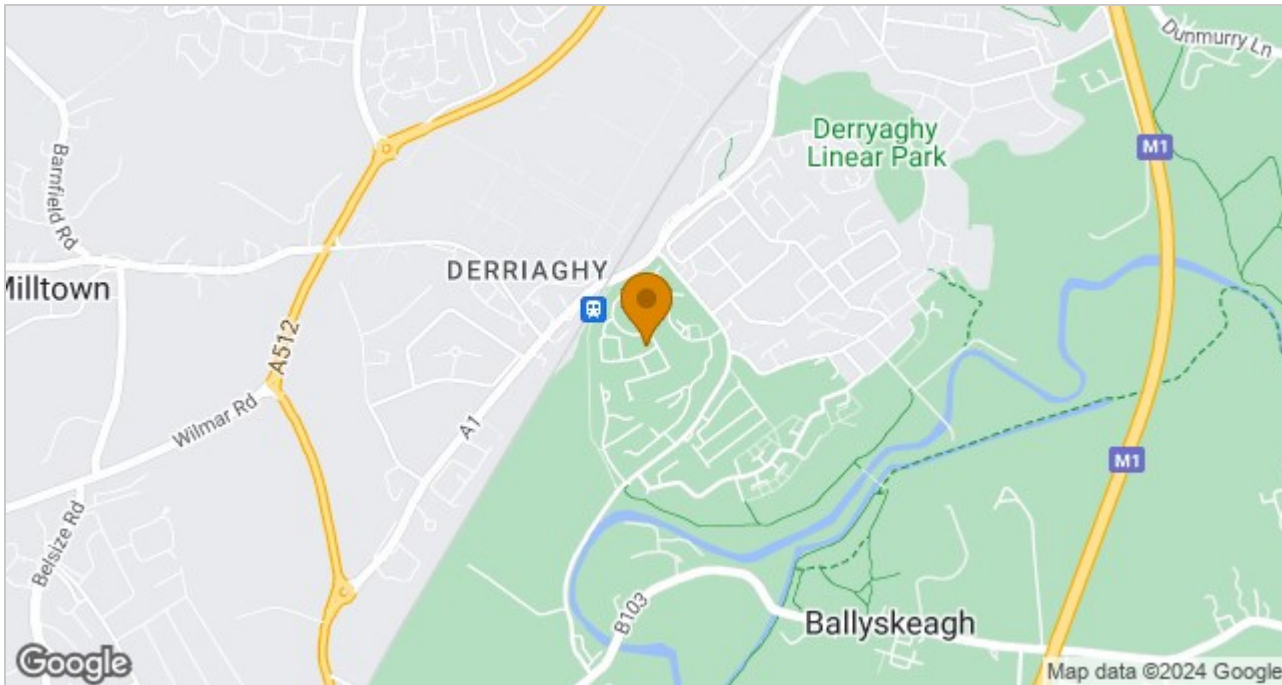
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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