



## MULROY HOUSE, 1 DUNMISK PARK, BELFAST, BT11 8GS

A magnificent detached extended period family home that enjoys an elevated private mature landscaped position within this highly regarded residential area. Outstanding family living accommodation extending to 3340 Sq / ft boasting Five excellent bright well appointed double bedrooms. Principle bedroom with feature sun terrace. Four separate reception rooms. Extended fitted kitchen with large casual dining area, open to a further extended utility room. Large double height feature Conservatory with garden access. Feature self contained games room with further Bar facility. White bathroom suite with feature Jacuzzi bath and feature shower enclosure. Developed floored Roof space. Upvc double glazed windows / gas central fired heating system / feature cast iron wood burner. Downstairs luxury shower suite. Extensive, private and mature landscaped gardens. Double pillars / gates to driveway / ample car parking. Exceptional family home with outstanding doorstep convenience. Rarely such a home of quality and size becomes available hence recommending an early viewing, this property will not disappoint. Well worth viewing. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £419,950



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## Key Features

- Magnificent extended detached period family home.
- Four separate reception rooms.
- Feature games room with Bar facility.
- Upvc double glazed windows.
- Downstairs luxury shower suite.
- Five excellent bright double bedrooms. Principle bedroom with feature Sun Terrace.
- Extended fitted kitchen / dining area open to further extended utility room.
- White bathroom suite with feature Jacuzzi bath and separate shower enclosure.
- Gas central heating / Feature Cast Iron Burner
- Extensive, private and mature gardens / feature pillars and double gates ample car parking.





## GROUND FLOOR

### ENTRANCE HALL

Porcelain tiled floor, deep moulded corning.

### LOUNGE

16'6 x 11'0

Feature marble fireplace with inset and hearth, deep moulded corning, bay window.

### LIVING ROOM

14'8 x 11'8

Parquet flooring, mahogany fireplace with inset and hearth, deep moulded corning.

### EXTENDED KITCHEN / CASUAL DINING AREA

23'0 x 15'0

Range of high and low level units, formica work surfaces, feature sink unit, breakfast bar, tiling, downlighters, porcelain tiled floor, overhead extractor hood, display shelving, access to :

### EXTENDED UTILITY ROOM

13'8 x 14'5

Range of high and low level units, formica work surfaces, feature sink units, porcelain tiled floor, plumbed for washing machine. Double patio doors.

### EXTENDED FAMILY ROOM / SUNROOM

28'0 x 25'0

Feature Belfast Brick Fireplace, Cast Iron Burner, porcelain tiled flooring, downlighters, double patio doors.

### EXTENDED / GAMES ROOM / BAR FACILITY

27'0 x 13'5

Extending to a Feature Bar, feature glass block detailing. Wood strip floor. Downlighters.

### FIRST FLOOR

#### PRINCIPLE BEDROOM 1

21'3 x 10'1

Wood strip floor. Access to feature glazed Sun terrace.

#### BEDROOM 2

12'8 x 11'3

Bay window.

#### BEDROOM 3

11'4 x 11'3

Wood strip floor.

#### BEDROOM 4

9'5 x 8'2

#### BEDROOM 5

13'8 x 6'9

### WHITE BATHROOM SUITE

Feature Jacuzzi Paneled bath, low flush w.c, semi pedestal wash hand basin, luxury shower enclosure. Chrome fittings.

### OUTSIDE

Feature pillars with double gates to driveway to front and side, ample car parking, extensive landscaped private rear gardens in mature lawns, paving, walled with outside lights.



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Questions you may have.

**Which mortgage would suit me best?  
How much deposit will I need?  
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17866734**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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