



96 UPPER DUNMURRY LANE, DUNMURRY, BT17 0PS



Freshly up-graded, this attractive semi-detached home that is offered for sale chain-free presents a superb opportunity to purchase a home within this highly desirable location, benefiting from tremendous doorstep convenience to include a short walk to Dunmurry railway station, Dunmurry village, and all its services, including Tesco, as well as proximity to beautiful parklands, arterial links, and both Belfast and Lisburn, to name a few.

This home has a higher-than-average energy rating (EPC C-70) and has been freshly upgraded throughout. The accommodation briefly comprises two bedrooms and a newly installed shower suite, completing the first floor.

On the ground floor, there is a bright and spacious living room with bay window and a newly installed fitted kitchen, as well as access to a privately enclosed rear garden.

Gas-fired central heating and Upvc double glazing, as well as freshly painted and new floor coverings, all add further to the appeal of this wonderful home.

Early viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	72
(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	

OFFERS AROUND £129,950

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Key Features

- Freshly up-graded semi detached home superbly positioned within this desirable location enjoying tremendous doorstep convenience along with a short walk to Dunmurry railway station.
- Newly installed shower room.
- Newly installed luxury kitchen.
- Gas central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-70)
- Offered for sale chain free and enjoys accessibility to Belfast, Lisburn and arterial links.
- Two bedrooms.
- Bright and airy living room with bay window.
- Freshly painted and new floor coverings.
- Front and rear gardens.
- Viewing recommended.





GROUND FLOOR

Pvc front door to entrance;

LIVING ROOM

Bay window;

NEWLY INSTALLED KITCHEN

Range of high and low level units, built-in hob and under-oven, stainless steel extractor fan, plumbed for washing machine, breakfast bar;

FIRST FLOOR

BEDROOM 1

Feature fire-place;

BEDROOM 2

NEWLY INSTALLED SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c., wash hand basin and storage unit, spotlights;

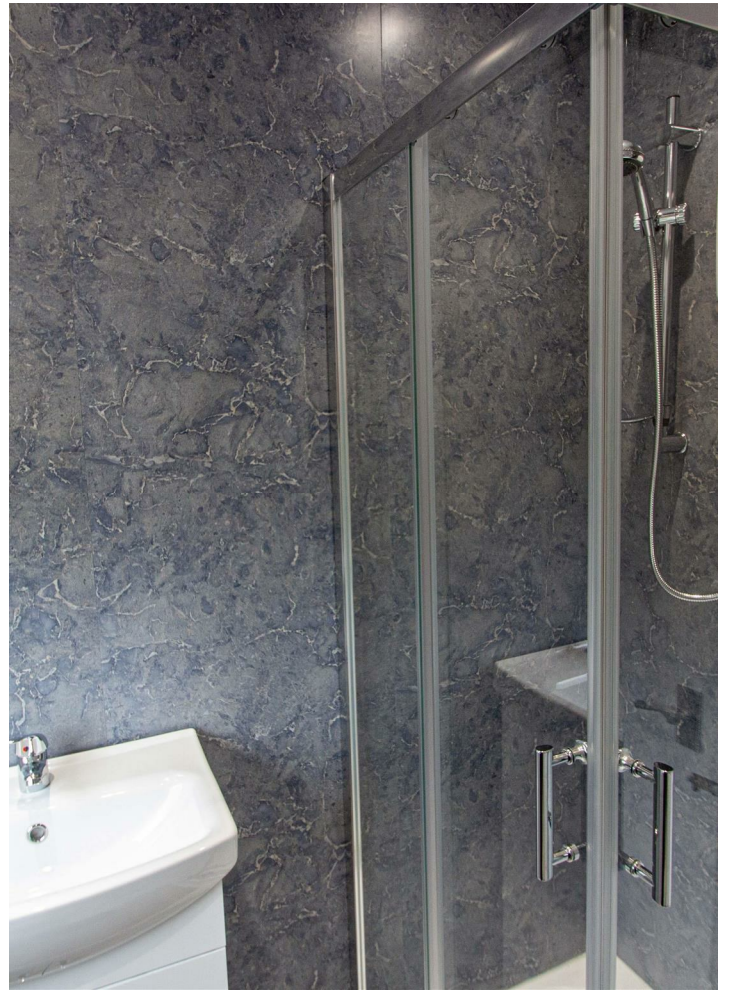
OUTSIDE

Good-sized front garden and privately enclosed rear garden.



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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 Gareth 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. 17991904

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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