



APT 11 WOODBERRY LANE, OFF UPPER DUNMURRY LANE / FOREST PK. BELFAST, BT17 0WZ

A Top floor Penthouse Apartment within this extremely desirable residential cul-de-sac location that enjoys tremendous doorstep convenience while only within a short walking distance to Dunmurry Railway Station and all of the amenities in Dunmurry Village. This established residential location enjoys ease of access to arterial links and is convenient to both Belfast and Lisburn, as well as lots of Schools and Shops / Tesco. Two good bright well appointed double bedrooms. Generous and spacious Lounge / Living / dining area open plan to a High gloss fitted kitchen. White bathroom suite. Upvc double glazed windows / Gas central heating system. A location that continues to soar in demand. Well worth viewing. Chain free / Immediate possession. EPC C80, Please note historic Internal Photography is prior to this Apartment being Tenanted and is for Information purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	81
(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 £144,950

APT 11 WOODBERRY LANE, OFF UPPER DUNMURRY LANE / FOREST PK, REI EAST BT17 0W7

Key Features

- Top Floor Penthouse Apartment within this prime residential established cul de sac location.
- Lounge / Living / Dining Area Open to Fitted High Gloss fitted kitchen.
- Upvc double glazing.
- Fanatastic doorstep convenience within walking distance to excellent transport links / both Bus and Rail
- Chain Free / Immediate Possession
- Two good double bedrooms.
- white bathroom suite.
- Gas central heating system.
- Competitively Priced First Time Buy or Downsizing Option
- Well worth a visit.





GROUND FLOOR

Communal stairs to:

SECOND FLOOR

To:

ENTRANCE HALL

Wooden effect strip floor, built-in cupboard, gas boiler.

LOUNGE / DINING / LUXURY KITCHEN

23'6 x 12'6

Range of high and low level high gloss finished units, marble work tops, 4 ring gas hob, underoven, overhead extractor hood, tiling, wooden effect strip floor, feature dishwasher, sink unit, downlighters, integrated fridge and freezer, dishwasher, twin velux window.

INNER HALL TO:

PRINCIPAL BEDROOM 1

14'11 x 12'9

BEDROOM 2

13'3 x 10'11

LUXURY WHITE

BATHROOM SUITE

Semi pedestal wash hand basin, low flush w.c, panelled bath, telephone hand shower, shower screen, tiling, ceramic tiled floor, downlighters.

OUTSIDE

Car parking to front.

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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. 18305122

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.

ULSTERPROPERTYSALES.CO.UK

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