ULSTER PROPERTY SALES
UPS

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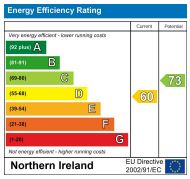
NETWORK STRENGTH – LOCAL KNOWLEDGE

84 UPPER DUNMURRY LANE, DUNMURRY, BT17 0PS



OFFERS AROUND £159,950

A superb opportunity to purchase this semi-detached home ideally positioned fronting onto Upper Dunmurry Lane, enjoying tremendous doorstep convenience with Dunmurry Railway Station and the amenities of Dunmurry Village all within a short walk. Local amenities include Tesco, shops, cafes and other everyday conveniences, while beautiful parklands, arterial routes and the motorway network are all within easy reach, as are Belfast and Lisburn.

The accommodation comprises two bedrooms and a white bathroom suite at first floor level. The landing also provides access to the roof-space via a pull-down ladder, with the roof-space having flooring and providing excellent additional storage.

On the ground floor there is a living room and fitted kitchen, while outside the property benefits from off-road car parking and a privately enclosed, low-maintenance rear garden.

Further benefits include a gas-fired central heating system, installed approximately one year ago, and uPVC double glazing.

A property in this location seldom presents itself to the market and we have no hesitation in recommending an early viewing to avoid disappointment.

Key Features

- Semi-detached home superbly positioned fronting onto Upper Dunmurry Lane, only a short walk from Dunmurry Railway Station.
- All of the amenities of Dunmurry Village are close by, including Tesco, cafes, shops and more.
- Two bedrooms.
- White bathroom suite.
- Gas-fired central heating installed approximately one year ago / uPVC double glazing.
- Living room.
- Kitchen.
- Off road car-parking and privately enclosed rear garden.
- Access to the roof-space via a pull-down ladder from the landing, providing excellent additional storage space.
- Early viewing is strongly recommended for this home, which enjoys excellent proximity to beautiful parklands, leisure facilities, arterial routes and the motorway network.

GROUND FLOOR
uPVC front door to entrance hall.

LIVING ROOM
12'10 x 11'4

KITCHEN
12'11 x 8'5
Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob and under-oven, stainless steel extractor fan, tiled floor, uPVC double glazed back door.

FIRST FLOOR
Access to roof-space via pulldown ladder on the landing, flooring for storage.

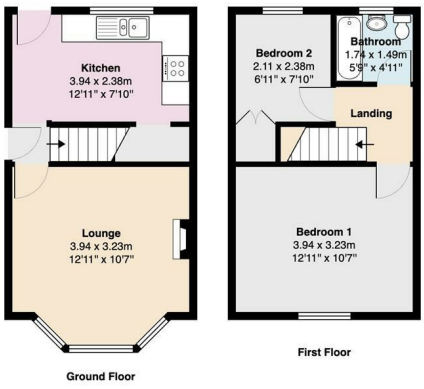
BEDROOM 1
13'5 x 10'4
Built-in robe.

BEDROOM 2
8'1 x 7'5
Built-in robe.

WHITE BATHROOM SUITE
Bath, telephone hand shower, electric shower unit, low-flush W.C., wash hand basin, towel warmer, partially tiled walls.

OUTSIDE
Off road car-parking to the front.
Privately enclosed rear garden.

84 Upper Dunmurry Lane, Dunmurry, BELFAST, BT17 0PS



Total Area: 53.8 m² ... 579 ft²

All measurements are approximate and for display purposes only

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 Hughes 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. 18784729
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.

The Property Ombudsman SALES
OFT Approved code

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