






Michael Chandler

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An attractive detached property in a popular residential development in Dunmurry  
 Impressive entrance hall with a marble effect tiled floor  
 Lounge with a stunning media wall and wood strip flooring  
 Large open plan kitchen/dining room with a range of integrated appliances  
 Guest WC and a cloakroom with additional storage  
 Four well proportioned bedrooms - the master with an en suite shower room  
 Three bedrooms have built in robes  
 Family bathroom with a separate shower cubicle  
 Large floored roof space accessed via a Slingsby ladder  
 Double glazed windows and a gas fired central heating system  
 Garage used as a games room and a utility room with plumbing for white good and a WC  
 Private landscaped garden to rear laid in Tobermore paving stones and a well tended lawn  
 Tarmac driveway with parking for three cars  
 An excellent EPC rating of B84



## More for Your Money!

Situated in one of West Belfast's most popular developments is this attractive red brick detached family home. Built approximately 7 years ago, the property has been tastefully decorated to create a beautiful family home.

Inside the property comprises a spacious entrance hall with a marble effect tiled floor, a bright and spacious lounge with a stunning media wall and a wood strip floor, a modern fitted kitchen with a range of high end integrated appliances that flows into a dining area with access to the rear garden via double doors. Downstairs is completed by a useful cloakroom area that leads to a guest W.C. Upstairs offers a gallery style landing, four well proportioned bedrooms, a master with an en suite shower room and an additional family bathroom with a separate shower cubicle. There is also a large roof space which is accessed via a Slingsby style ladder.

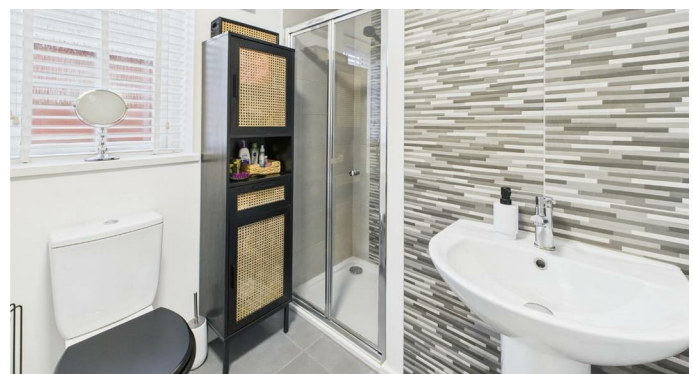
Outside the garage space is currently used as a games room, with additional storage area and a useful utility room with plumbing for white goods. To the rear of the garage is a gym area perfect for a running machine etc or could be utilised as a home office. The choices are endless!

To the front is a small garden area laid in lawn with a three car tarmac driveway to the side and a private rear garden laid in lawn, a patio area and a raised rockery.

Please note an additional garden can be bought if required under separate negotiation.

Dunmurry is a vibrant and bustling area, with plenty of things to see and do. Colin Glen Park is just a short distance away, offering stunning views and plenty of walking and cycling routes. The nearby Golf Clubs are perfect for those who enjoy a round of golf, and next to a wide range of local shops, schools & public transport routes to City Centre.

Overall, this property is a must-see for anyone looking for a spacious and modern family home in a highly desirable location.



**Asking Price £319,950**





**Mortgage advice is available from our in-house Mortgage Advisor,  
you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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ESTATE AGENTS

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