



## 37 Glenburn Manor, Belfast, BT17 9DX

**Price Guide £159,950**

This beautiful ground floor apartment is conveniently located in a delightful development of quality homes on the edge of Dunmurry village. Offering excellent transport links to Belfast & Lisburn for those commuting, this home is also close to an excellent range of amenities. The accommodation is spacious and well presented throughout and comprises, open plan kitchen, living and dining area, two good sized bedrooms both with built in robes and luxury shower room. Gas fired central heating and PVC double glazed windows are both in place. Outside there is a parking area to front. An excellent first time buy or ideal for those looking to downsize, viewing is highly recommended.

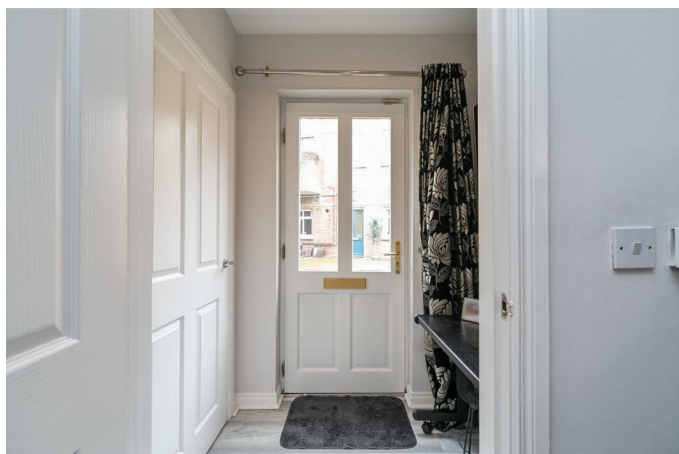
- Excellent Ground Floor Apartment
- Open Plan Kitchen / Living / Dining Area
- Presented To A High Standard Throughout
- Ideal For The First Time Buyer Or Those Looking To Downsize
- Parking To Front
- Two Good Sized Bedrooms
- Contemporary Shower Room
- PVC Double Glazed Windows / Gas Central Heating
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		78	78
(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



**THE ACCOMMODATION COMPRISES  
ENTRANCE PORCH**



**Built in storage with gas boiler. Tiled flooring**

**OPEN PLAN KITCHEN / LIVING / DINING  
24'11" x 21'11" at widest points (7.6 x 6.7 at widest points)**



**Excellent range of high and low level units, integrated oven, 4 ring gas hob & stainless steel extractor fan, plumbed for washing machine and dishwasher, stainless steel sink unit with drainer & mixer tap, part tiled walls and tiled floor.**



**BEDROOM ONE 11'9" x 9'2" (3.6 x 2.8)**



**Built in robe.**

## **BEDROOM TWO 9'2" x 8'10" (2.8 x 2.7)**



**Built in robe.**

## **SHOWER SUITE 8'10" x 5'6" (2.7 x 1.7)**



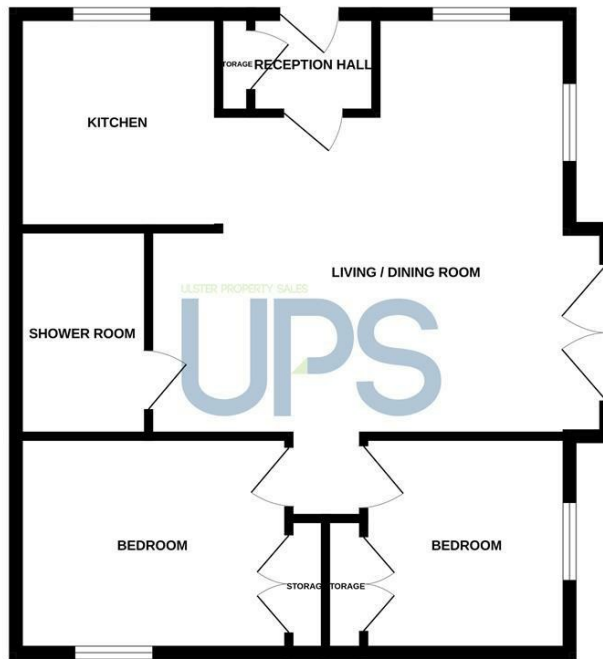
**Contemporary white suite comprising low flush W.C, wash hand basin with built in vanity unit, thermostatic shower, chrome wall mounted radiator. part tiled walls and tiled floor.**

## **OUTSIDE**

**Parking to front.**

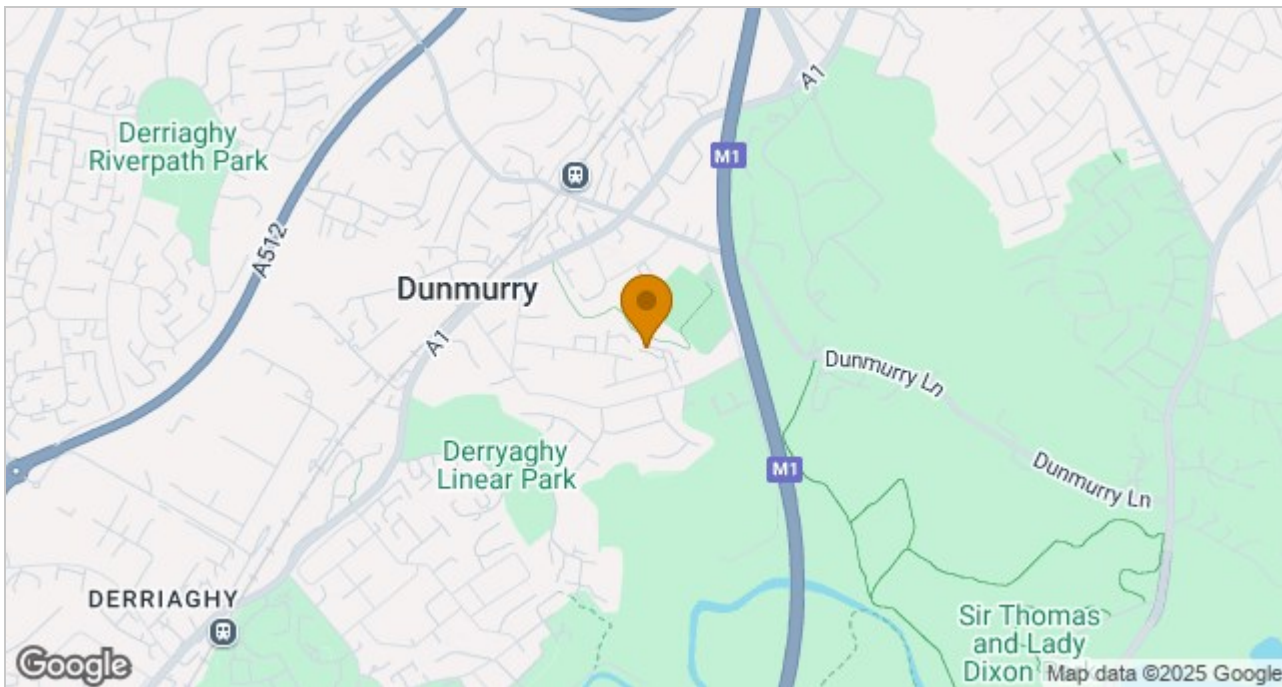
# Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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