



## 12 ARDCAOIN AVENUE, DUNMURRY, BELFAST, BT17 0UN



A comfortable, well maintained and presented semi detached home that enjoys a spacious, south facing, landscaped position within a quiet cul de sac location. Three good, bright and airy bedrooms. One generous reception room. Contemporary fitted kitchen open to a casual dining area. Luxury white bathroom suite. Upvc double glazed window / eaves and fascia also in white Upvc. Gas fired central heating system. Good, fresh, youthful presentation throughout. Extensive, private and secure, landscaped rear garden with feature decking and open garden room. Much convenience with close proximity to lots of schools, shops, and transport links to include an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and arterial routes that include the wider motorway network and Glider Service while within easy reach of the Lisburn and Belfast City Centre. Competitively priced first time buy. Well worth an inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	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 £137,500

## 12 ARDCAOIN AVENUE, DUNMURRY, BELFAST, BT17 0UN

### Key Features

- A comfortable, well maintained and presented semi detached home with a spacious south facing landscaped Site.
- One generous reception room.
- Luxury white bathroom suite.
- Gas fired central heating system.
- Good, fresh, youthful presentation throughout.
- Three good, bright and airy bedrooms.
- Contemporary fitted kitchen open to casual dining space.
- Upvc double glazed windows / eaves and fascia also in white Upvc.
- Driveway with car parking front and side.
- Competitively priced first time buy / Well worth a visit.





## GROUND FLOOR

### ENTRANCE PORCH

Upvc double glazed front door to;

### LOUNGE

12'8 x 12'2

### FITTED KITCHEN / DINING AREA

16'1 x 11'7

Range of high and low level units, feature work tops, overhead extractor hood, tiling, ceramic tiled floor, single drainer modern sink unit, plumbed for washing machine, storage understairs.

### REAR PORCH

Ceramic tiled floor, Upvc double glazed back door, separate built-in cupboard.

## FIRST FLOOR

### BEDROOM 1

10'5 x 9'10

Wooden effect strip floor.

### BEDROOM 2

12'4 x 9'10

### BEDROOM 3

10'1 x 7'3

Wooden effect strip floor.

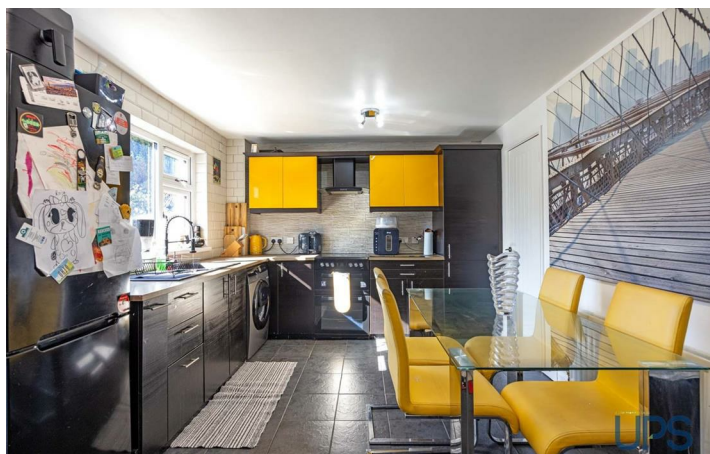
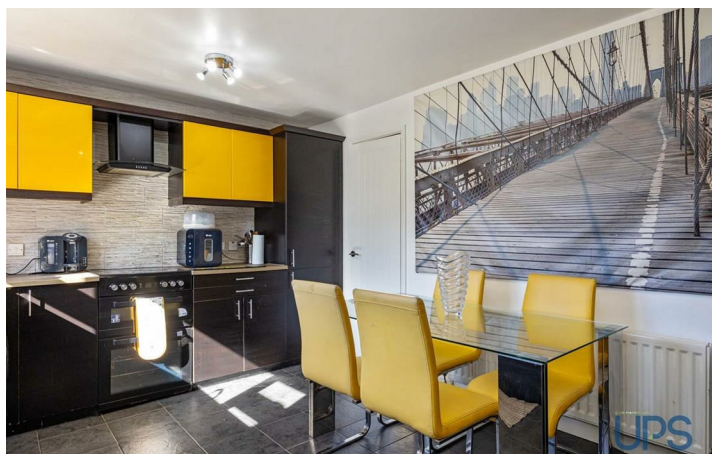
### WHITE BATHROOM SUITE

Paneled bath, wash hand basin with vanity unit, low flush w.c, wooden effect strip floor, tiling, shower unit, gold effect sanitary ware, tiling, downlighters.

## OUTSIDE

Driveway to front and side with paving, landscaped rear garden with flagging and decking to an open garden room. Fencing secure and private.

# 12 ARDCAOIN AVENUE, DUNMURRY, BELFAST, BT17 0UN

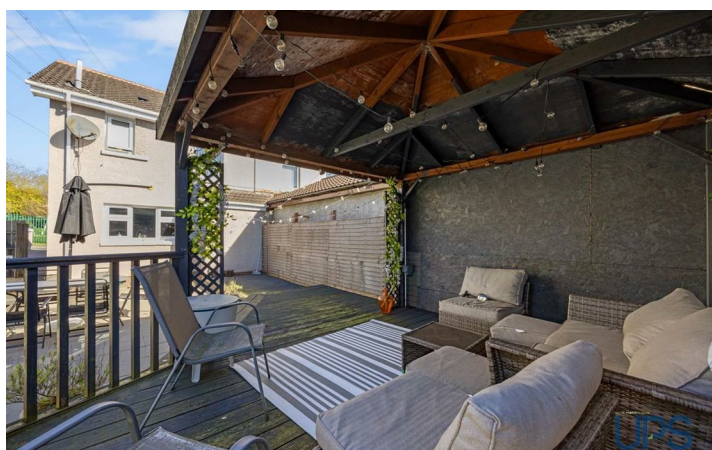
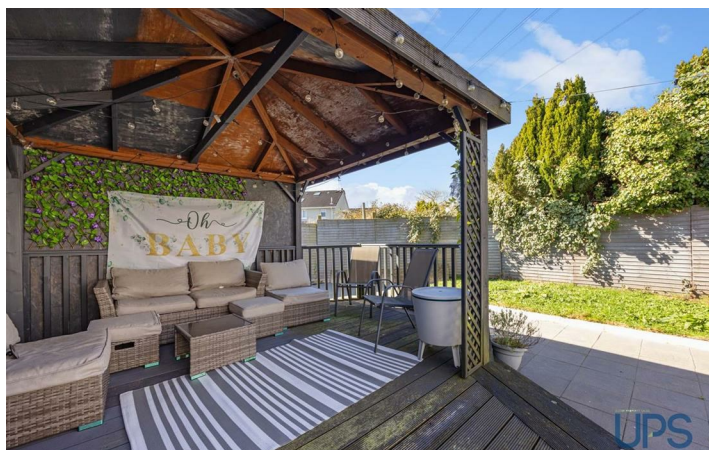








# 12 ARDCAOIN AVENUE, DUNMURRY, BELFAST, BT17 0UN



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. 18326164**

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark