



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

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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.

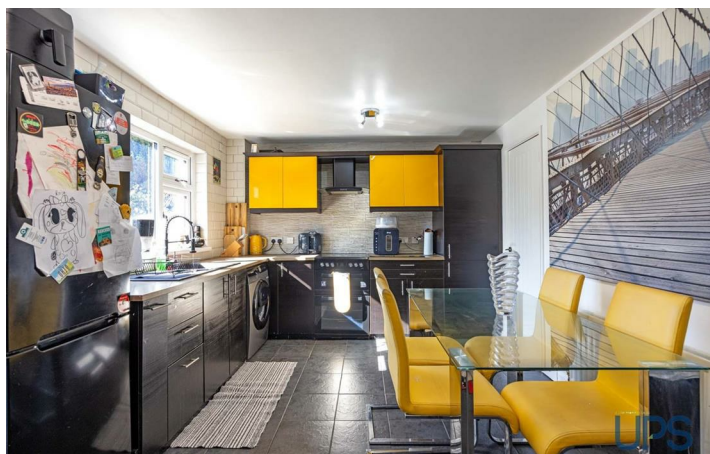
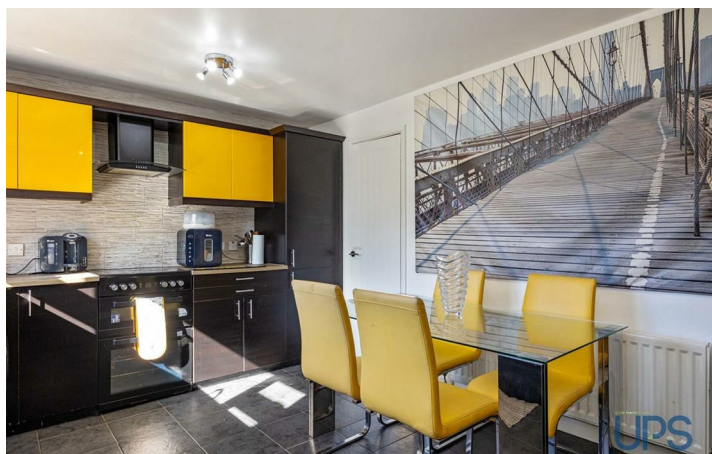
WHITE BATHROOM SUITE

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.

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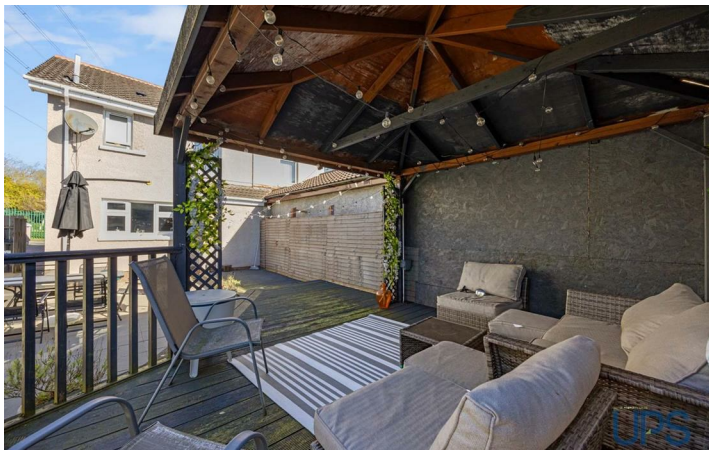








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Questions you may have.

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. 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.

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