

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LABURNUM WAY,
TWINBROOK, BELFAST,**

OFFERS AROUND £144,950

Superbly placed in this elevated position with an attractive open aspect to the front, this mid-terrace home is ideally positioned within this extremely desirable residential location that enjoys tremendous doorstep convenience, including a short walk to state-of-the-art leisure facilities, lots of schools, and excellent transport links that include bus, taxi, and the Glider service, as well as being within a very easy commute to both Belfast and Lisburn along with arterial routes.

Dunmurry Railway Station is also easily accessible, as is an abundance of amenities in Andersonstown; the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level.

On the ground floor, there is a welcoming entrance hall and a bright and airy living room, which provides access to the kitchen.

Other qualities include gas-fired central heating and UPVC double glazing as well as a privately enclosed, low-maintenance, flagged rear garden that has an outdoor tap.

A very popular location that is in constant demand, and we have no hesitation in recommending an early viewing.



Key Features

- Ideally positioned in an elevated position within this extremely desirable residential location that enjoys tremendous doorstep convenience!
- Bright and airy living room.
- White bathroom suite on first-floor.
- Privately enclosed, low-maintenance rear garden with an outdoor tap.
- Convenient to both Belfast and Lisburn as well as arterial routes and the motorway network along with Dunmurry railway station.
- Three bedrooms.
- Fitted kitchen.
- Gas-fired central heating / Upvc double glazing.
- Short walk to state-of-the-art leisure facilities, lots of schools, and excellent transport links to include the Glider service.
- Early viewing strongly recommended for this home that enjoys an attractive open aspect to the front.



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Laminated wood effect floor.

LIVING ROOM

14'11 x 13'10

Laminated wood effect floor, access to:

KITCHEN

11'11 x 10'6

Range of high and low level units, single drainer stainless steel sink unit.

REAR HALLWAY

Gas boiler, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

12'0 x 11'1

Built-in mirrored slide robes.

BEDROOM 2

11'1 x 10'4

Built-in robes.

BEDROOM 3

9'8 x 8'7

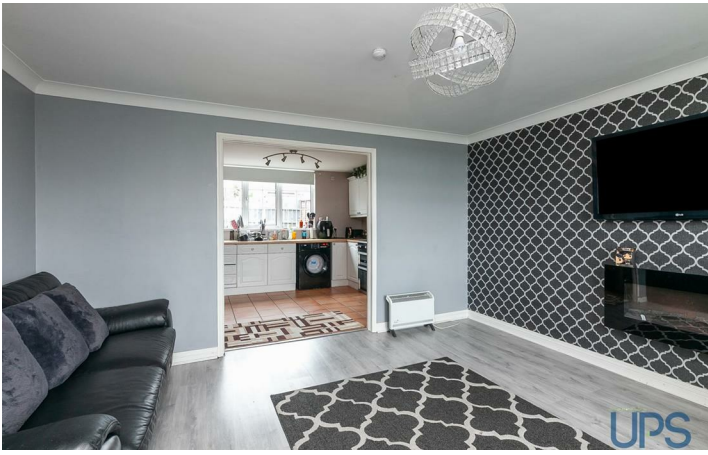
Built-in robes.

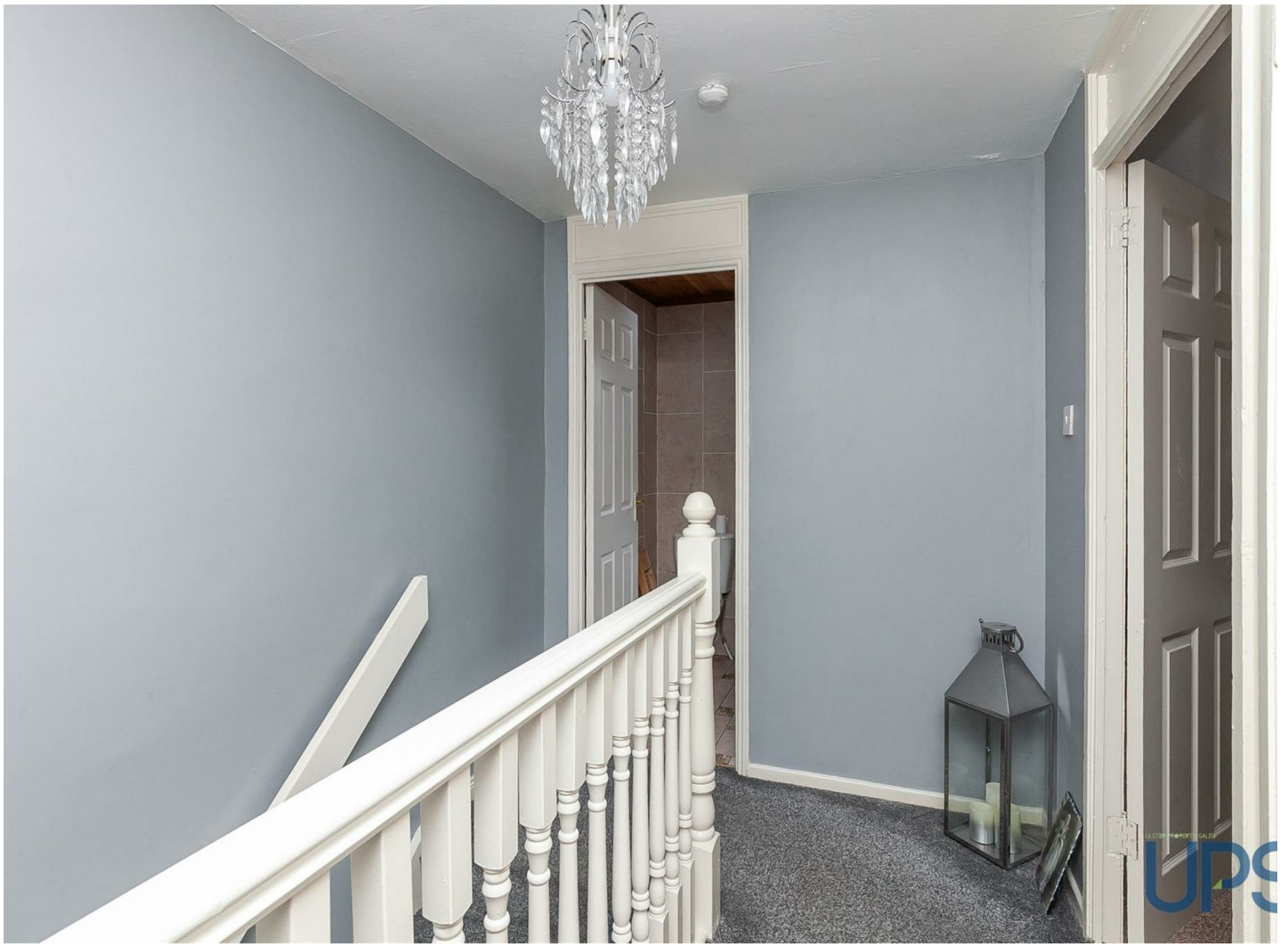
WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin, spotlights, wood strip ceiling, tiled floor and walls.

OUTSIDE

Enclosed flagged rear garden, outdoor tap, enclosed front garden.











| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | 1 |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

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 our mortgage advisor on 028 9060 5200.

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.

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

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028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



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