



63 MERRION PARK, DUNMURRY, BT17 0SE



A superb opportunity to purchase this attractive semi detached home that is wonderfully positioned within this small cul de sac setting benefitting from accessibility to lots of schooling, shops and transport links to include the new Colin Connect Transport Hub linking West Belfast, East Belfast and Titanic Quarter via the City Centre on the Translink Glider service. Three bedrooms. Bright and airy living room with bay window and spotlights. Kitchen open plan to dining space. White bathroom suite on first floor with spotlights. Upvc double glazing. Pvc eaves, fascia and guttering. Gas central heating system. Privately enclosed, good sized rear garden to with additional patio and hot and cold water taps. Off street carparking. Higher than average energy rating, EPC C74. A fantastic opportunity to purchase within this highly sought after location and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C	74	74
(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 £154,950

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Key Features

- Fantastic opportunity to purchase this attractive semi detached home located in this small cul de sac setting.
- Three bedrooms.
- White bathroom suite.
- Off road carparking and well maintained front garden.
- Close to an abundance of amenities to include lots of schooling, shops and transport links as well as the Glider service and ease of access to both Belfast and Lisburn plus much more.
- Bright and airy living room with bay window and spotlights.
- Kitchen open plan to dining space.
- Gas central heating system / Upvc double glazing / pvc eaves, fascia and guttering.
- Privately enclosed, good sized rear garden with additional patio.
- Higher than average energy rating (EPC C-74) - Viewing strongly recommended !





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

To:

LIVING ROOM

13'5 x 10'10

Laminated wood effect floor, bay window, spotlights, storage cupboard.

KITCHEN / DINING AREA

14'3 x 10'0

Range of high and low level units, single drainer stainless steel sink unit, spotlights, partially tiled walls, tiled floor, open plan to dining space.

FIRST FLOOR

BEDROOM 1

11'0 x 8'4

BEDROOM 2

9'0 x 8'0

Built-in slide robes.

BEDROOM 3

8'6 x 6'6

WHITE BATHROOM SUITE

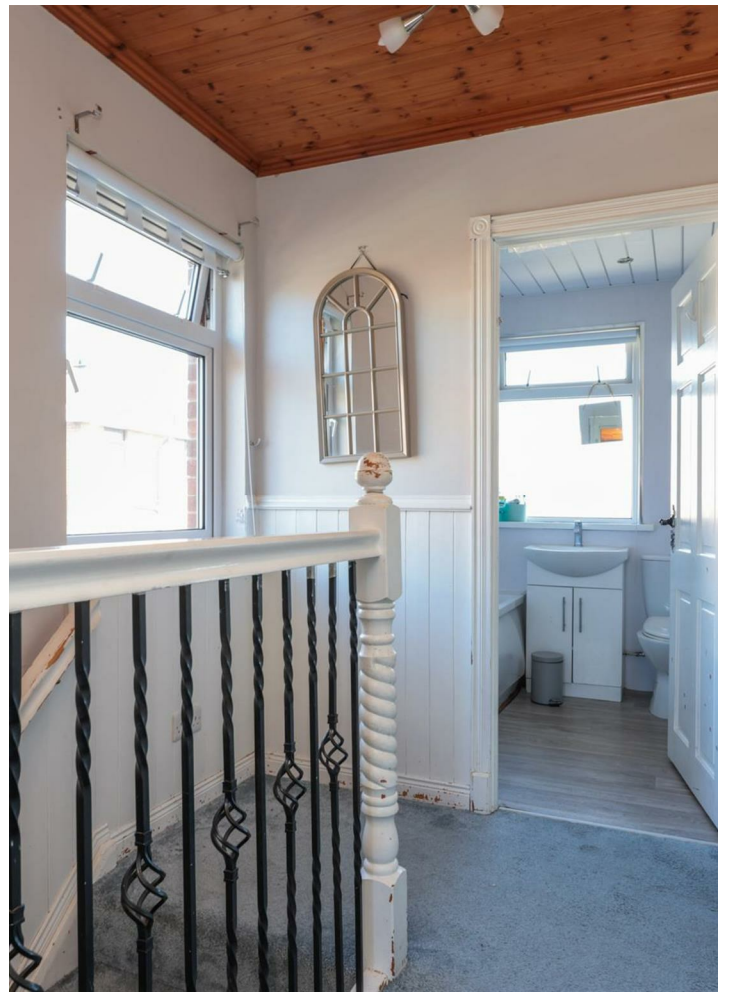
Bath with mixertaps, electric shower unit, low flush w.c, wash hand basin with storage units, spotlights, chrome effect sanitary ware, chrome effect towel warmer, pvc panelled walls and ceiling.

OUTSIDE

Off road carparking and well maintained garden to front, privately enclosed, good sized rear garden and additional flagged patio.

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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 Gareth 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. 18333303

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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