



49 DUNGLOE CRESCENT, LENADOON, BELFAST, BT11 9HZ



A comfortable, mid town house that enjoys an elevated position within this most established sought after location that continues to be in high demand with first time buyers. Three good, bright, double bedrooms. One generous reception room. Fitted kitchen open to a casual dining area. White shower suite. Gas fired central heating system Upvc double glazed windows / eaves and fascia also in white Upvc. Private rear garden. Competitively priced to allow for improvements. Fantastic doorstep convenience, walking distance to Glen Road, schools, shops and transport links. Chain free. Well worth a visit.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 68 | 74 |
| Northern Ireland EU Directive 2002/91/EC | | |

£134,950

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Key Features

- A comfortable mid town house that enjoys an elevated position within this established location.
- One generous reception room.
- White shower suite.
- Upvc double glazed windows / eaves and fascia also in white Upvc.
- Competitively priced to allow for improvements.
- Three, good, bright double bedrooms.
- kitchen open to a casual dining area.
- Gas fired central heating system.
- Private rear garden.
- Fantastic doorstep convenience walking distance to the Glen Road, schools, shops and transport links .





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

To;

LOUNGE

14'9 x 14'2

Feature tiled fireplace inset and hearth.

KITCHEN / DINING AREA

13'8 x 11'1

Range of units with work tops, sink unit, plumbed for washing machine, dining space.

REAR PORCH

Cloaks space. Upvc double glazed back door.

FIRST FLOOR

LANDING

Built-in cupboard. Gas Boiler

BEDROOM 1

11'1 x 10'5

Built-in cupboard

BEDROOM 2

12'2 x 10'5

Built-in cupboard.

BEDROOM 3

9'5 x 8'3

WHITE SHOWER SUITE

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling. Chrome towel rail.

OUTSIDE

Garden area to front while enclosed yard to rear.

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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. 18329816

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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