



48 The Green, Dunmurry, Belfast, BT17 0QA

Price Guide £545,000

48 The Green presents an unique opportunity to purchase a four bed semi detached home finished to the highest standard. Constructed in 2019, the property commands extensive and well proportioned living accommodation and will make an ideal family home with nothing to do other than move in. On the ground floor, there is a spacious lounge with feature wood burning stove and bay window, contemporary kitchen open plan to living and dining area, pantry, utility room and cloakroom. On the first floor, there are three generous bedrooms (one with luxury en-suite) and beautiful family bathroom suite. On the second floor an exceptional master bedroom with walk in wardrobe and beautiful en-suite shower room. Outside the property boasts a large garden to rear in lawn and raised patio ideal for entertaining. To the front there is a spacious Tobermore paved driveway. Underfloor heating throughout the ground floor is an added benefit along with gas fired central heating and PVC double glazing throughout. The Green is a prestigious and sought after residential address and this striking home offers modern day living close to many leading schools and amenities. Viewing is highly recommended.

- Beautifully Presented Recently Constructed Semi-Detached Home
- Four Excellent Bedrooms (Two With Luxury En-Suite Shower Rooms & Master With Walk In Dressing Room)
- Contemporary Kitchen With Range Of Integrated Appliances Open Plan To Spacious Living / Dining Area
- Excellent Utility Room & Pantry
- Luxury Family Bathroom Suite / Ground Floor Washroom With W.C
- Underfloor Heating To Ground Floor / Gas Fired Central Heating / PVC Double Glazing / Cat 6 Cabling
- Enclosed Rear Garden In Lawn With Raised Patio Area & Flowerbeds / Tobermore Paved Driveway To Front
- Sought After Residential Location Close To Leading Schools & Excellent Transport Links & Dunmurry Railway Station

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs (82-91) A (61-81) B (50-60) C (39-49) D (29-38) E (19-28) F (1-18) G Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door with glass panels.

RECEPTION HALL



Recessed spotlighting, ceramic tiled flooring, underfloor heating, integrated alarm system.

LOUNGE 18'11" x 13'8" (5.79 x 4.19)



Bay window, wood burning stove with tiled heath, ceramic tiled flooring, underfloor heating.

KITCHEN / LIVING / DINING 25'9" x 21'3" (7.85 x 6.50)



Extensive range of high and low level gloss units, island unit with additional storage cupboards, integrated appliances to include wine fridge, fridge / freezer, double oven, hob, stainless steel extractor fan, dishwasher, stainless steel Quooker tap, granite work surfaces and splash back. Under floor heating, ceramic tiled flooring, recessed spotlighting. Sliding patio doors.



PANTRY

Excellent range of shelving and additional storage space.

UTILITY ROOM 14'4" x 6'11" (4.39 x 2.11)



Range of units, plumbed for washing machine, ceramic tiled floor, gas fired boiler.

WASHROOM

Low flush W.C, wash hand basin with vanity unit below, wall mounted chrome towel heater, ceramic tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 16'0" x 13'5" (4.90 x 4.09)



Bay window.

BEDROOM TWO 14'0" x 13'1" (4.29 x 4.01)



ENSUITE SHOWER ROOM



White suite comprising enclosed shower, wash hand basin with vanity unit below, low flush W.C, ceramic tiled floor.

BEDROOM THREE 15'1" x 10'5" (4.60 x 3.18)



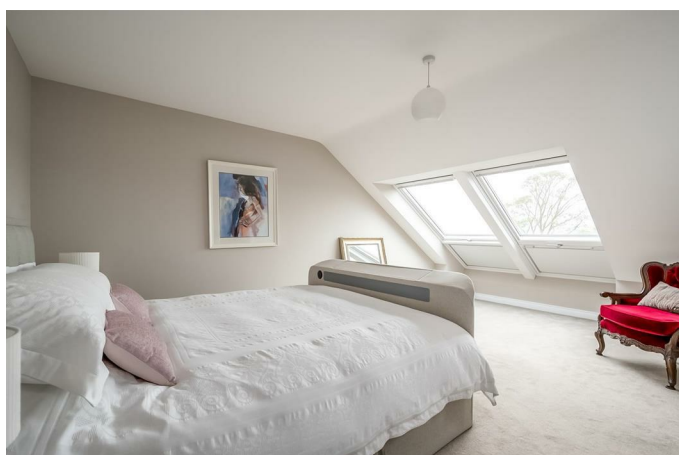
BATHROOM



Contemporary white suite comprising free standing bath, enclosed shower, low flush W.C, wash hand basin with vanity unit below, ceramic tiled floor.

ON THE SECOND FLOOR

MASTER BEDROOM 19'3" x 13'5" (5.89 x 4.09)



Velux balcony window.

DRESSING ROOM 13'6" x 10'0" (4.14 x 3.07)

Velux window, recessed spotlighting.

ENSUITE SHOWER ROOM



White suite comprising enclosed shower, wash hand basin with vanity unit below, low flush W.C, ceramic tiled floor.

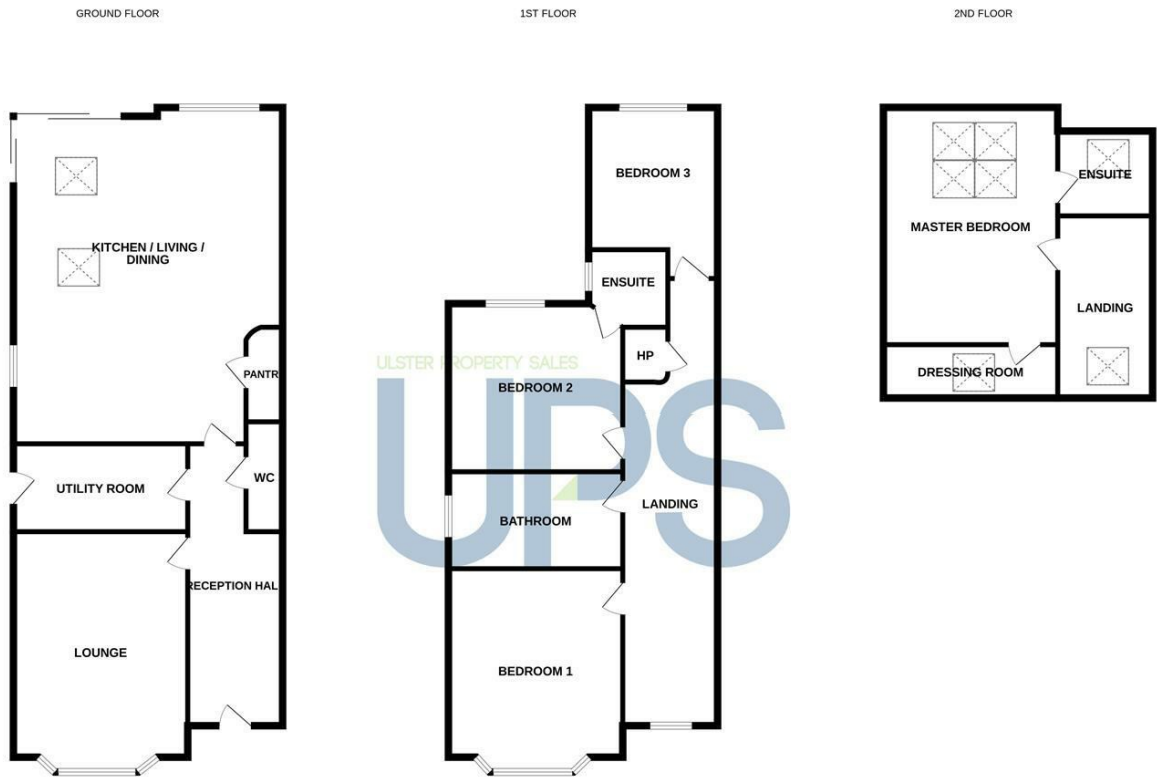
OUTSIDE



Raised patio with steps leading to enclosed garden in lawn. Tobermore paved driveway to front.

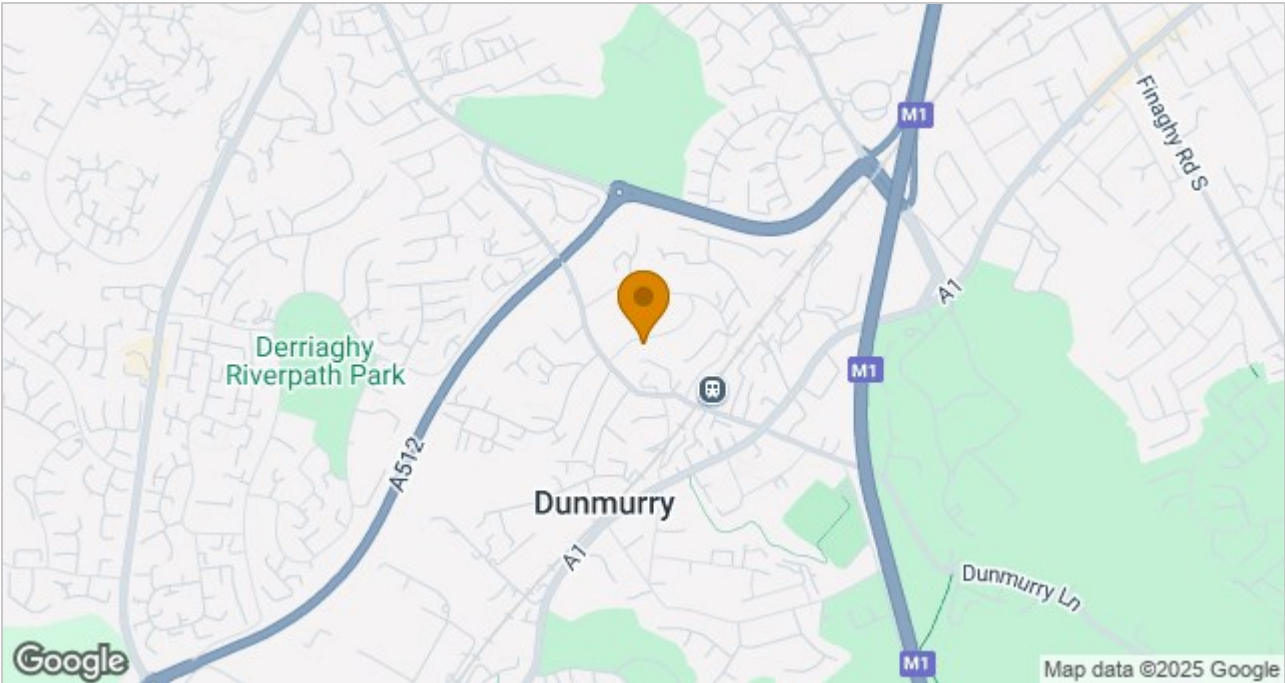


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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