



92 Hornbeam Road

Dunmurry

BT17 9DN

Offers In Region Of £149,950

- EXTENDED MID TERRACE HOME
 - THREE WELL PROPORTIONED BEDROOMS
 - BRIGHT SPACIOUS LOUNGE
 - MODERN FULLY FITTED KITCHEN WITH CASUAL SITTING AND DINING AREAS
 - BATHROOM WITH MODERN CONTEMPORARY SUITE & CLOAKROOM WITH WC
 - GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
 - ENCLOSED PATIO GARDEN TO REAR | DRIVEWAY PARKING TO FRONT
 - SUPERB LOCATION CLOSE TO BELFAST, LISBURN AND DUNMURRY
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PROPERTY COMPRISES

This mid terrace home has to be viewed to fully appreciate the extent of the accommodation and refurbishment that the current owners have undertaken. It is located off River Road on the fringes of Dunmurry and Lambeg. Aberdelghy Golf Course is close by along with the Lagan Towpath.

Offering excellent accommodation there will be little for the new owner to do other than move in. For those travelling to Belfast or Lisburn the location offers ease of access to main arterial routes by car and bus in addition to being within walking distance of Derriagh Train Station

The accommodation briefly comprises of three well proportioned bedrooms and shower room on the first floor. Whilst downstairs, there is a lounge, open plan fully fitted kitchen with dining and casual seating area and a ground floor wc. Externally there is driveway parking to the front and an enclosed patio garden to the rear.

This superb home will equally suit the professional couple, young family or those seeking to downsize in this great location.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

uPVC entrance door leading to...

ENTRANCE HALL Stairs to first floor

WC/CLOAKROOM Low flush wc, vanity wash hand basin.

LIVING ROOM 15' 1" x 12' 8" (4.6m x 3.88m) @ widest points Fireplace with marble hearth, laminate wood strip flooring, glazed double doors to kitchen.

EXTENDED OPEN PLAN KITCHEN/DINING AREA 17' 7" x 15' 7" (5.38m x 4.77m) @ widest points Range of modern fitted high and low level units and stone worksurfaces, integrated hob, stainless steel sink unit with mixer taps, recessed low voltage spotlights, Velux skylights, plumbed for washing machine, island unit, patio doors to rear garden.

FIRST FLOOR LANDING

BEDROOM 15' 5" x 9' 1" (4.71m x 2.77m) Built in wardrobe. Laminate wood strip flooring.

BEDROOM 11' 6" x 9' 7" (3.52m x 2.94m) Built in sliding wardrobes. Laminate wood strip flooring.

BEDROOM 10' 7" x 8' 2" (3.23m x 2.50m)

SHOWER ROOM Suite comprising of an enclosed shower cubicle, low flush wc with concealed cistern, vanity wash hand basin, tiled walls.

OUTSIDE Enclosed rear garden with paved patio area. Boiler house. Driveway parking to front.

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