



## 6 GLENWOOD CRESCENT, DUNMURRY, BELFAST, BT17 0QS



A superior, well maintained and presented, immaculate, mid townhouse that enjoys a private, landscaped, south facing position within a popular cul de sac location. Three good, bright, comfortable, double bedrooms. One generous reception room. Newly installed fitted kitchen open to a casual dining area. Luxury fitted white bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows. Gas fired central heating system. Ideally placed while tucked away in this extremely popular residential cul-de-sac location that is close to an abundance of amenities, including schools, shops and transport links, along with the Glider service and arterial routes all nearby. Good, fresh, youthful presentation throughout. Feature floor coverings / internal doors. Good car parking to front while landscaped, private and secure to rear. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(13-30) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £138,500**



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### Key Features

- A superior, well maintained and presented, immaculate mid townhouse.
- One generous reception room.
- Luxury fitted white bathroom suite.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- Three good, bright comfortable bedrooms.
- Newly installed luxury fitted kitchen open to a casual dining area.
- Downstairs cloakroom / w.c.
- Gas fired central heating system.
- Landscaped, private and secure to rear / Excellent car parking.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE PORCH

Ceramic tiled floor.

### ENTRANCE HALL

Ceramic tiled floor, storage understairs.

### DOWNSTAIRS

#### CLOAKROOM

vanity units, wash hand basin, low flush w.c, ceramic tiled floor, downlighters.

### LOUNGE

14'7 x 10'8

Feature beamed fireplace with inset and slate hearth, wooden effect strip floor, downlighters.

### LUXURY FITTED KITCHEN / DINING AREA

20'7 x 8'9

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, built-in oven, overhead extractor hood, single drainer modern sink unit, dishwasher, plumbed for washing machine, ceramic tiled floor, downlighters, Upvc double glazed rear porch.

## FIRST FLOOR

### BEDROOM 1

11'8 x 10'5

Wooden effect strip floor.

### BEDROOM 2

11'8 x 10'8

Wooden effect strip floor.

### BEDROOM 3

10'5 x 9'2

Wooden effect strip floor.

### LUXURY WHITE BATHROOM SUITE

Paneled bath, thermostatically controlled shower unit, feature shower head, shower screen, wash hand basin with vanity unit, ceramic tiled floor, tiling, downlighters.

### LANDING

Built-in cupboard, gas boiler.

### OUTSIDE

Landscaped rear gardens, raised planters, raised beds, flagging, secure, feature fuel store. Feature wall with pillars to front, driveway with car parking.



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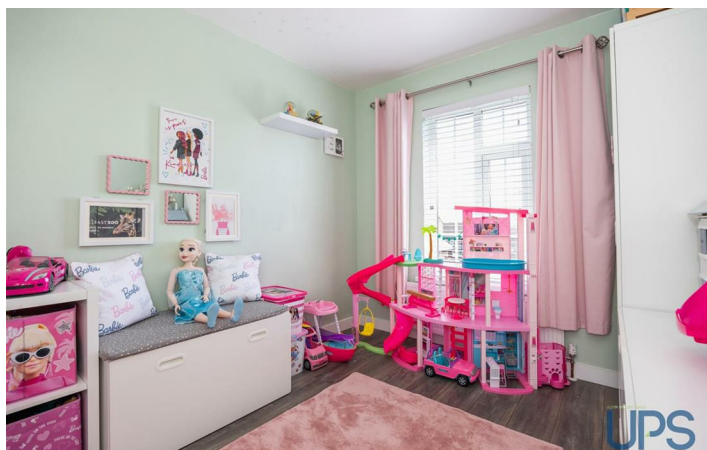








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Questions you may have.

**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 Conor 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. 16831280**

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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