



## 4 CORRINA AVENUE, UPPER DUNMURRY LANE, BELFAST, BT17 0HR



A superb opportunity to purchase this beautifully upgraded semi-detached home that enjoys this fantastic corner position within a small and private cul-de-sac location which is ideally placed tucked away just off the established and highly sought-after Upper Dunmurry Lane, benefitting from tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with Dunmurry Railway Station and all of the amenities in Dunmurry Village and, of course, an abundance of facilities in Andersonstown, including state-of-the-art leisure facilities and much more!

With stylish, eye-catching interiors coupled with this prime residential location, we strongly recommend viewing, and the beautiful accommodation is briefly outlined below.

Three bedrooms (Bedroom 1 and 2 with built-in slide robes) and a luxury white bathroom suite with beautiful tiling complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a herringbone effect floor and a bright and airy living room also with a herringbone effect floor and a bay window. There is also an upgraded luxury fitted kitchen which is open plan to a sizeable dining/entertaining area.

Other qualities include gas-fired central heating and UPVC double glazing, as well as a low-maintenance flagged rear garden and off-road car parking to a detached garage/studio that has light, power and a W.C.

A beautiful home in an area that is in constant demand, and we have no hesitation in recommending viewing early to avoid disappointment.

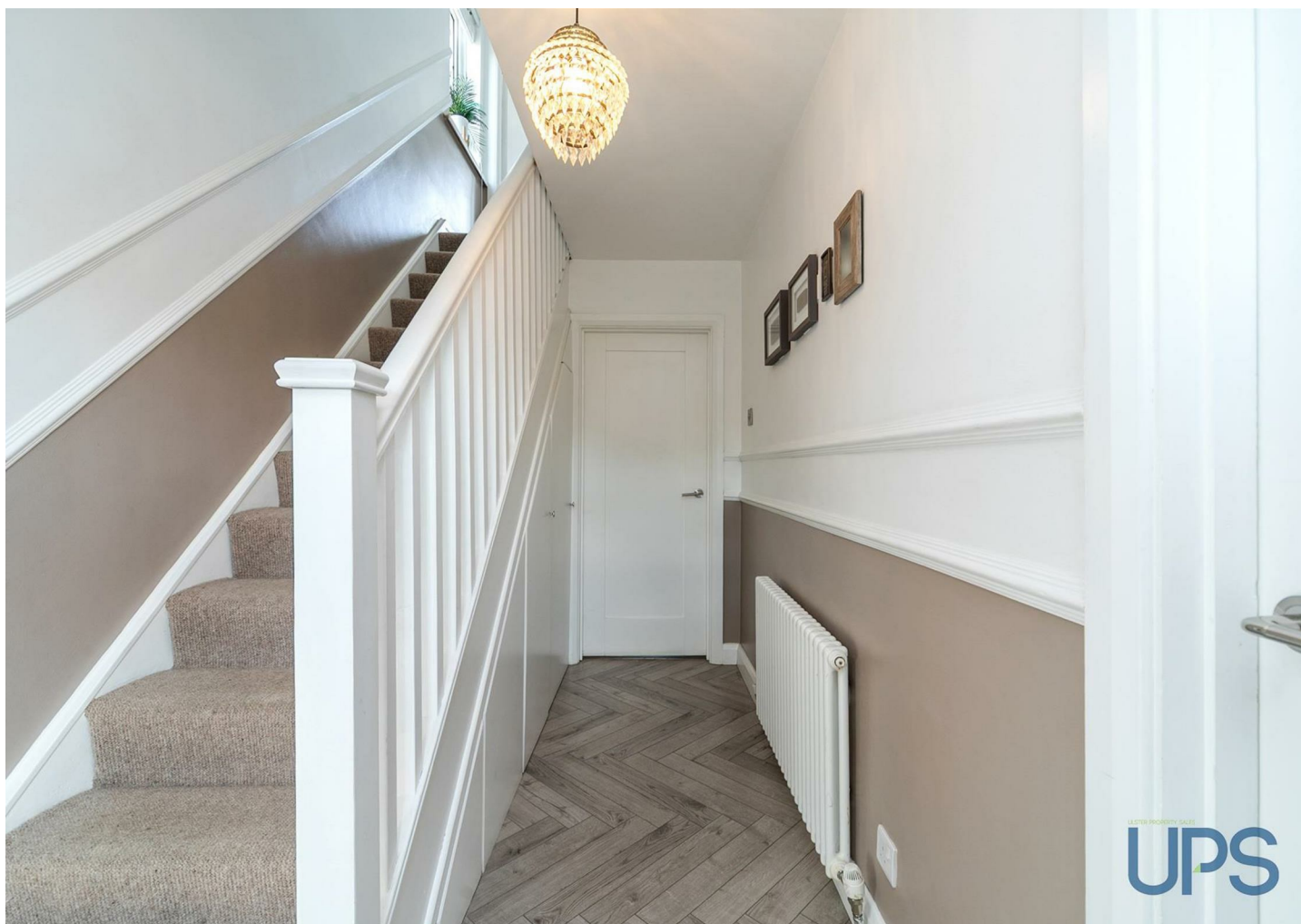
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
Northern Ireland		72	72
EU Directive 2002/91/EC			

OFFERS OVER £224,950



## Key Features

- Extraordinary upgraded semi-detached home ideally placed on this generous corner site with off-road car parking and a detached garage/studio.
- Bright and airy living room with a beautiful herringbone effect floor and bay window.
- Luxurious white bathroom suite with decorative tiling.
- Well-maintained front garden and well-maintained, low-maintenance flagged rear garden with additional off-road car-parking area leading to a detached garage/studio that has light, power and a W.C.
- Highly sought-after location in proximity to schools, shops and transport links along with the Glider service, Dunmurry Railway Station and Dunmurry Village.
- Three bedrooms.
- Luxury fitted kitchen open plan to a sizeable dining space.
- Gas-fired central heating / UPVC double glazing / higher than average energy rating.
- Eye-catching interiors that leave the lucky new owners with little to do but simply add their furniture.
- Viewing is strongly advisable for this desirable location that seldom presents itself, coupled with such a striking home.





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Herringbone effect floor, storage under stairs.

### LIVING ROOM

14'4 11'6

Herringbone effect floor, double doors to;

### LUXURY KITCHEN / DINING AREA

17'7 10'3

Range of high- and low-level units, sink unit, extractor fan, tiled floor, open plan to sizeable dining space, and UPVC double-glazed door to garden.

### FIRST FLOOR

Storage cupboard housing gas boiler.

### BEDROOM 1

11'6 9'3

Wooden effect stripped floor, feature built-in mirrored slide robes;

### BEDROOM 2

10'0 10'0

Feature built-in mirrored slide robes, wooden effect stripped floor;

### BEDROOM 3

8'9 6'10

Wooden effect stripped floor, built-in robe;

## LUXURY WHITE BATHROOM SUITE

Bath, shower unit, low-flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, spotlights, beautiful tiled floor and walls;

## OUTSIDE

Well maintained front garden. Privately enclosed, low-maintenance flagged rear garden, outdoor tap, off road car-parking with access to'

## DETACHED GARAGE / STUDIO

Light and power, spotlights, low-flush W.C., wash hand basin.



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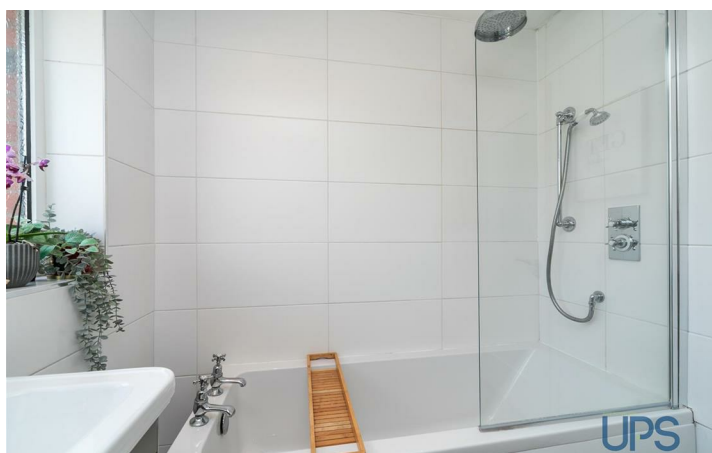








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Questions you may have.

**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 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. 18393814**

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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