



38 Almond Drive
Twinbrook
BT17 0DG



Asking Price £89,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Well Presented Mid Terrace
- Excellent Location Close To Local Amenities
- Living Room With Feature Fireplace
- Modern Kitchen With Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Front And Rear Gardens
- Driveway Parking
- Oil Fired Central Heating
- Double Glazed
- Option Of Vacant Possession Or Let Investment
- Current Rent £615 Per Month (£7,380 Per Year)



SUMMARY

Well presented mid terrace located in the Twinbrook area of Dunmurry close to many local amenities. The property offers ease of access to main arterial routes and public transport services linking both Belfast and Lisburn.

The property comprises of a bright and spacious living room and kitchen with dining area on the ground floor. To the first floor are three generous bedrooms and a well appointed family bathroom.

The property benefits from driveway parking, front and rear gardens, oil fired central heating and double glazing.

The property is offered for sale with the option of vacant possession or as a let investment. Current rent is £615 per month (£7,380 per year).

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Laminate wooden floor, wooden front door

LIVING ROOM: 15' 2" x 14' 2" (4.62m x 4.32m)

Feature fire place with wooden mantle, cornicing

KITCHEN WITH DINING AREA : 12' 0" x 10' 3" (3.66m x 3.12m)

Excellent range of high and low level units, integrated oven and hob, stainless steel sink unit, formica work surfaces, partly tiled walls, extractor fan

REAR HALLWAY: Under stair recess

First Floor

LANDING:

BEDROOM (1): 11' 9" x 8' 8" (3.58m x 2.64m)
Cornicing, built in storage

BEDROOM (2): 10' 8" x 10' 4" (3.25m x 3.15m)
Cornicing, built in storage

BEDROOM (3): 8' 9" x 8' 6" (2.67m x 2.59m)
Cornicing, built in storage

BATHROOM: White suite comprising, panel bath with electric shower over, pedestal wash hand basin, low flush

Outside

Driveway parking.

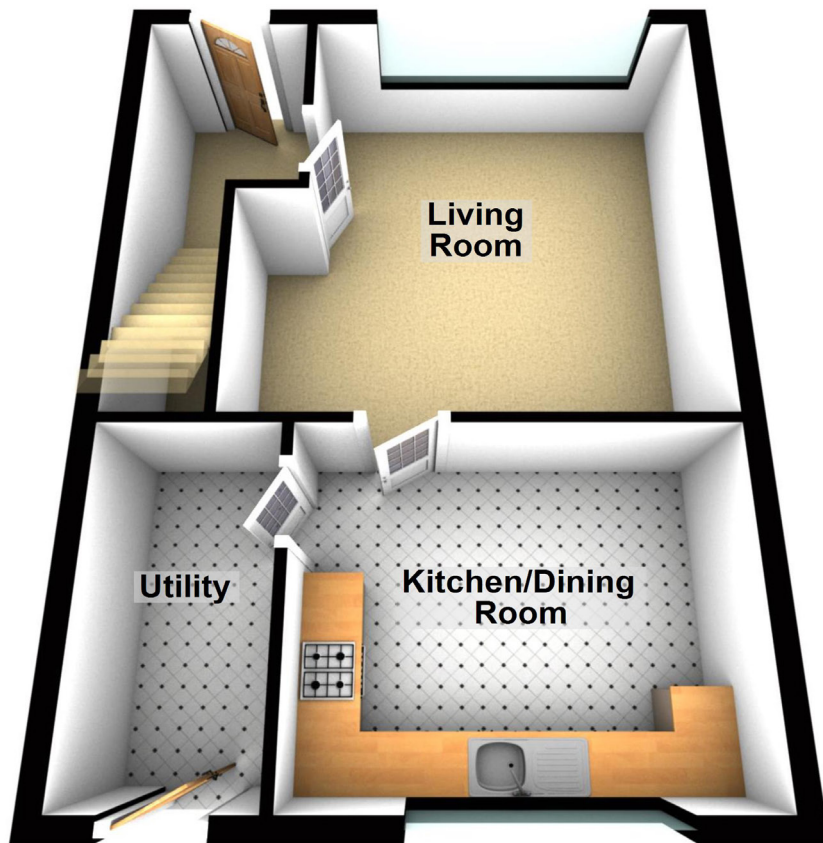
Front and rear gardens.



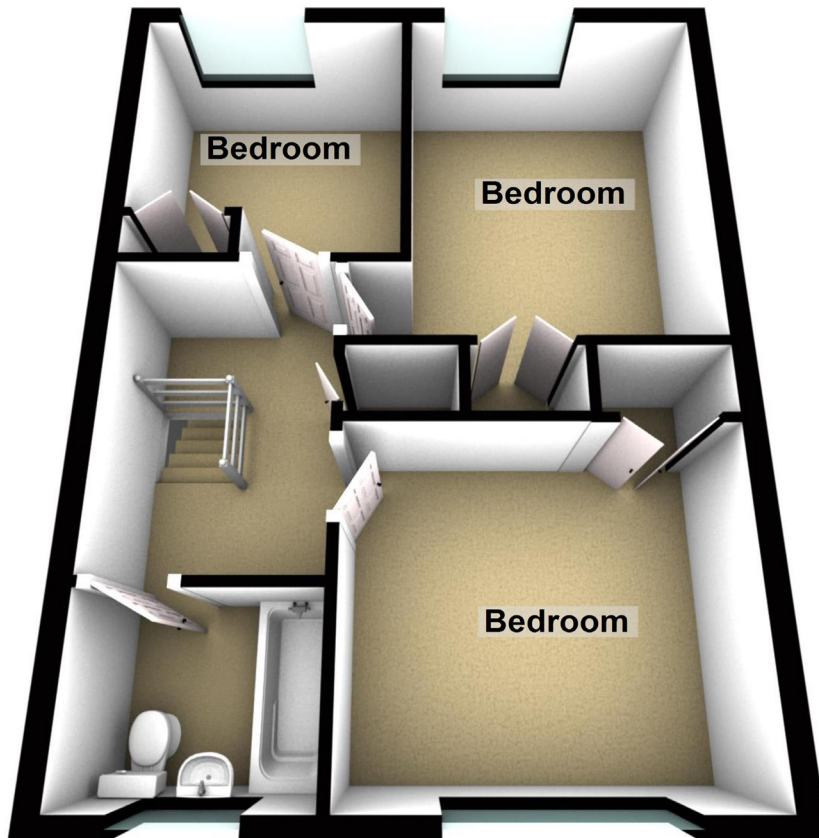


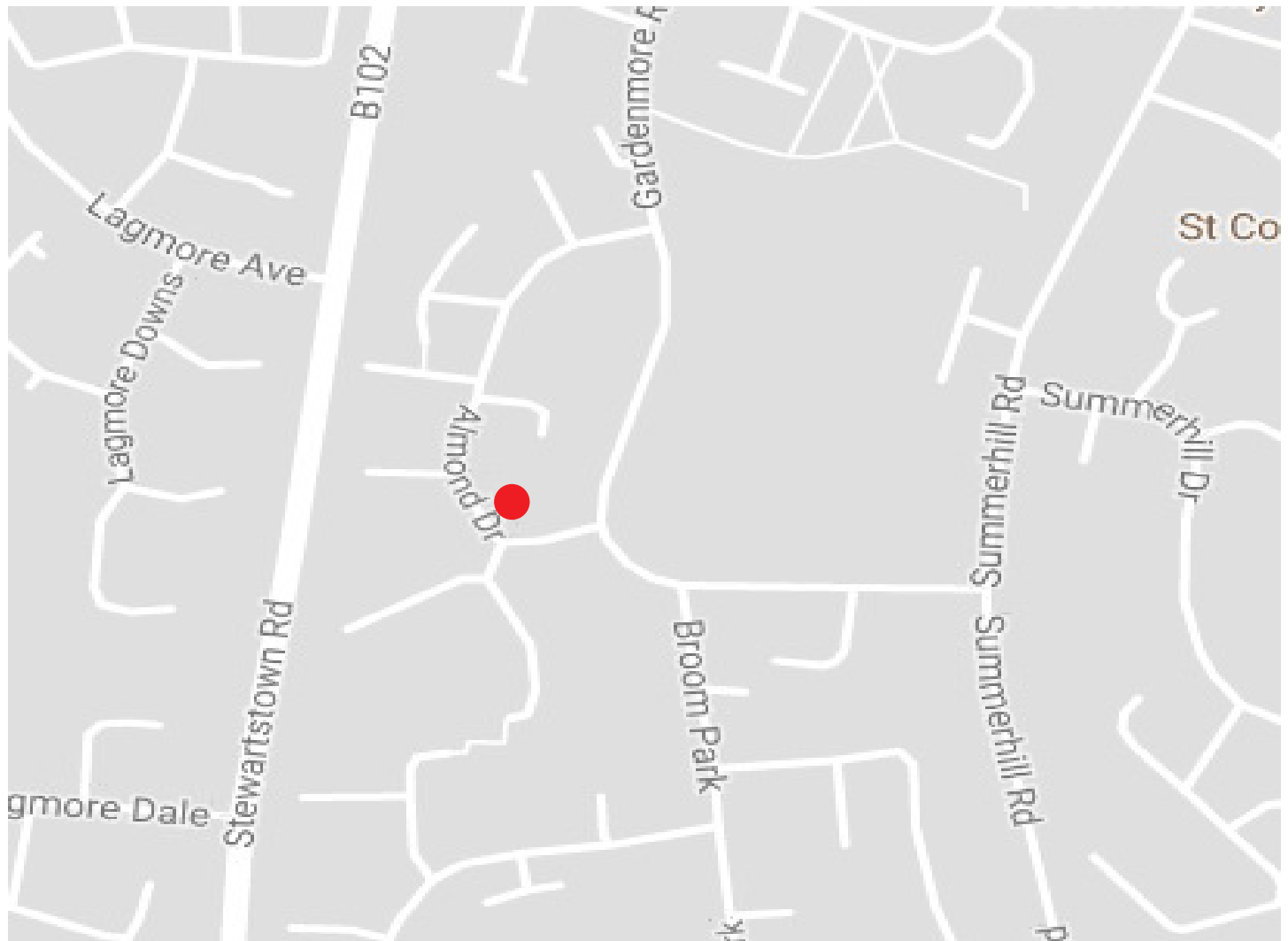


Ground Floor



First Floor





RICS



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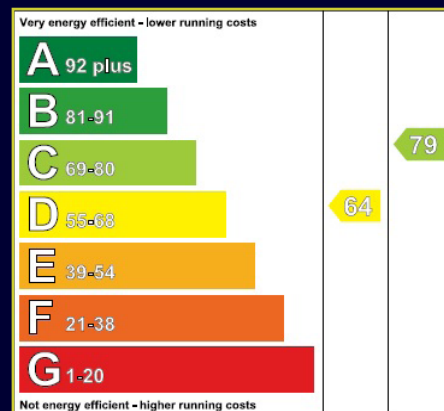
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EPC -



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