



FOR SALE

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**81 Dunmurry Lane, Dunmurry,
Belfast BT17 9JT**

Offers Over £250,000

PROPERTY DESCRIPTION

The sale of 81 Dunmurry Lane represents a wonderful opportunity to purchase a home not only in this prime, sought-after residential area, but also adjacent to Dunmurry Golf Club, enjoying views across the course.

The property itself is a detached four bedroom house requiring modernisation, however given its location and setting, undoubtedly lends itself to a renovation or rebuilding project, subject to planning approvals.

Accommodation comprises in brief:- Reception Hall; Lounge; Kitchen; Living Room; 4 Bedrooms; Study; Bathroom.

Specification includes: Oil fired central heating; partial double glazing; modern Bathroom suite.

Outside: Stone driveway leading to parking areas to side of house. Wooded garden area to side.

LOCATION: From Upper Malone Road take Dunmurry Lane and number is on the left hand side just after Dunmurry Golf Club.



GROUND FLOOR

RECEPTION HALL

CLOAKROOM

Vanity wash hand basin and low flush w.c. Part tiled walls.

LOUNGE

5.07m (16'8") x 4.08m (13'5")

Fireplace with tiled hearth.

KITCHEN/DINING AREA

5.14m (16'10") x 3.35m (11'0")

High and low level cupboards. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Spotlights.

LIVING ROOM

5.07m (16'8") x 4.03m (13'3")

Fireplace.

FIRST FLOOR

LANDING

BEDROOM 1

5.07m (16'8") x 4.04m (13'3")

BEDROOM 2

3.09m (10'2") x 3.01m (9'11")

BEDROOM 3

3.62m (11'11") x 3.06m (10'0")

BEDROOM 4

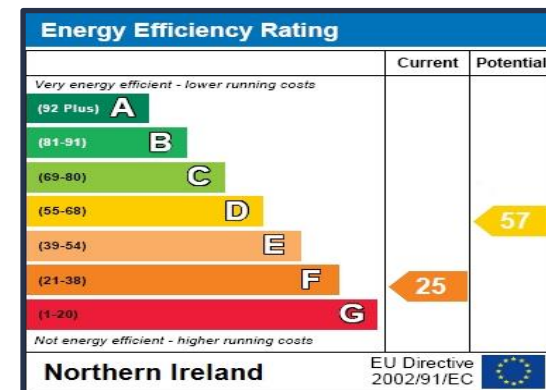
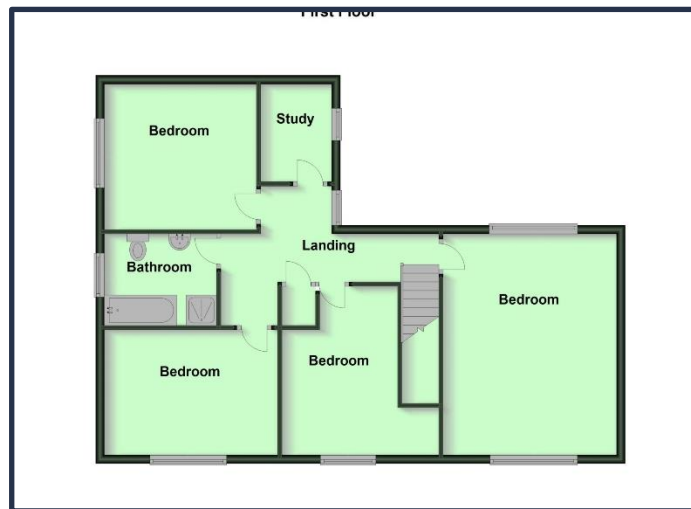
3.48m (11'5") x 3.34m (10'11")

STUDY

2.37m (7'9") x 1.63m (5'4")

BATHROOM

White suite comprising bath with mixer tap; vanity wash hand basin with mixer tap; low flush w.c.; and shower cubicle. Panelled walls.



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