

Sitelines for guidance only.



## 18 GROGANSTOWN, DUNMURRY, BELFAST, BT17 0NR

A most extraordinary opportunity to purchase this sizeable detached bungalow of approximately 1298sqft, which commands this very special and elevated position with uninterrupted panoramic views across the city and the best of County Down's breathtaking mountains.

This truly magical plot extends to around 2/3 acre and offers lots of further potential depending on one's needs, and is approached by a private sweeping driveway set well back from the main road.

Constructed circa 1998, and offered for sale chain-free, this wonderful opportunity is sure to appeal to a wide range of buyer's and the versatile accommodation briefly comprises: Four good sized bedrooms, Principal bedroom with private En-suite shower room, and one large reception room with double doors, attractive fireplace and feature scenic views.

In addition, an impressive kitchen/dining space and bathroom suite add further to the appeal of this charming home together with oil fired central heating and Upvc double glazing.

A significant feature is the considerable roof-space which would be ideal for conversion and provides a great way to add extra living space and value to this unique home.

With all the outdoor space there is plenty of room to add a garage/store (subject to normal consents) and the lucky new owner will enjoy jaw dropping views on daily basis as well as the tranquility of rural life yet only a very short commute to all the amenities in both Belfast and Lisburn along with arterial links and much more.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		63
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

OFFERS AROUND £279,950

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## Key Features

- A significant and welcomed opportunity to purchase this detached bungalow with versatile living accommodation commanding this extraordinary elevated site extending to around 2/3 acre with breath-taking views
- Living room with double doors, fire place with feature open fire and scenic views.
- Bathroom suite.
- Considerable roof-space ideal for conversion.
- Secluded location with panoramic views and enjoys a most peaceful setting.
- Four good sized bedrooms, principal bedroom with private En-suite shower room.
- Large kitchen open plan to dining space.
- Oil fired central heating system / Upvc double glazing.
- Large site with plenty of outdoor space to expand further subject to normal consents.
- Close to Belfast, Lisburn and arterial links, viewing strongly advised.

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### **ENTRANCE**

Upvc double glazed front door to an impressive and welcoming entrance hall, tiled floor, feature double doors to;

### **LIVING ROOM**

Wooden stripped floor, cornicing, centre rose, attractive fire place with open fire, magnificent views;

### **KITCHEN / DINING AREA**

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, extractor fan, open plan to spacious dining area, Upvc double glazed back door;

### **PRINCIPAL BEDROOM 1**

Wooden stripped floor, cornicing, views;

### **EN-SUITE SHOWER ROOM**

Shower cubicle, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin with mixer taps, partially tiled walls;

### **BEDROOM 2**

Wooden stripped floor;

### **BEDROOM 3**

Wooden stripped floor;

### **BEDROOM 4**

Wooden stripped floor, views;

### **BATHROOM**

Bath with mixer taps, telephone hand shower, low flush W.C., pedestal wash hand basin with mixer taps, gold effect sanitary ware, partially tiled walls and tiled floor;

### **ROOF SPACE**

Approached via a pull down ladder in hallway. Significant space, floored with light.

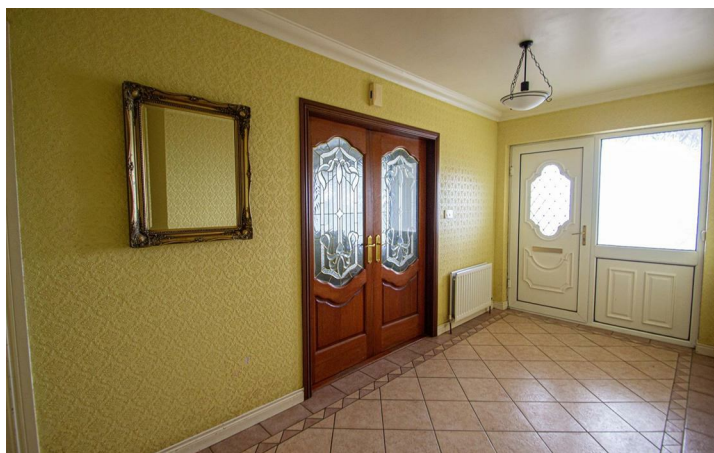
### **OUTSIDE**

Approached via a private sweeping driveway to an impressive elevated position extending to around 1/2 acre. Plenty of parking and space.

### **LOCATION**

Off the Colin Glen Road, Belfast.

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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. 17661901**

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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