



"WOODLANDS", 2 UPPER GREEN, DUNMURRY, BELFAST, BT17 0EL



A magnificent detached, period family home built in Edwardian style circa 1925. Steeped in history and built for the Anderson family, proprietors of the former Anderson and McAuley department store in Belfast, this substantial property requires full modernisation and upgrading. This home is a B2 Listed property that boasts exceptional well appointed substantial family living accommodation throughout, extending to approx 2294 sq / ft. Five comfortable bright double bedrooms. Three principle reception rooms. Fitted kitchen / Separate utility room and Scullery. White bathroom suite with separate w.c. Downstairs cloakroom / w.c. Oil fired central heating system. Many original characteristics to include original moulded architraves / skirting / internal doors / plaster corncicing / sliding sash windows with leaded insets. Extensive, private corner site with feature boundary wall and hedging to feature double gates / driveway with ample car parking. Large detached garage with remote roller door. Outstanding character, charm and warmth throughout that represents a unique opportunity to acquire a very special home. Only upon viewing can the true potential of this property be fully appreciated. Well worth a visit. Chain Free.

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		
(1-20)	G		
Not energy efficient - higher running costs			
		51	30

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £494,950

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Key Features

- Magnificent detached substantial period family home
- Three principle reception rooms.
- White bathroom suite with separate w.c.
- Oil fired central heating system.
- Large detached garage with remote roller door.
- Five comfortable double bedrooms.
- Fitted kitchen / separate utility room / scullery.
- Downstairs cloakroom / w.c.
- Extensive corner site with private mature gardens and ample car parking.
- Many original period and antique features throughout.





GROUND FLOOR

Feature moulded entrance door to:

GRACIOUS ENTRANCE HALL

Spacious entrance hall, cornice. Inner hall to :

CLOAKROOM / DOWNSTAIRS WC

Wash hand basin, low flush w.c.

LOUNGE

18'4 x 13'4
Feature Antique fire place inset and hearth, bay window, cornice.

LIVING ROOM

17'8 x 16'7
Feature Antique fire place inset and hearth, bay window, cornice.

MORNING ROOM

12'7 x 12'2
Feature cast iron burner.

FITTED KITCHEN

12'5 x 7'8
Range of units, sink unit. Tiling.

UTILITY ROOM / SCULLERY

13'1 x 6'5
Range of units,

FIRST FLOOR

Gracious gallery landing

PRINCIPLE BEDROOM 1

18'4 x 18'2
Bay window, cornice.

BEDROOM 2

19'5 x 13'4
Feature fireplace / bay window, cornice.

BEDROOM 3

12'4 x 12'3
Feature fireplace.

BEDROOM 4

13'2 x 9'8
Feature fireplace.

BEDROOM 5

10'1 x 9'1
Feature fireplace.

WHITE BATHROOM SUITE

Panelled bath, wash hand basin, separate w.c.

OUTSIDE

Extensive, private, corner site. Mature planting, hedging and trees. Feature boundary wall. Double gates to driveway, ample car parking.

LARGE DETACHED GARAGE

22'2 x 13'3
Automatic Roller door. Light and power feature tongue and groove ceiling.

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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 Andersonstown 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. 17922989

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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