

ANDERSONSTOWN BRANCH

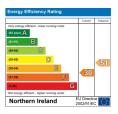
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"WOODLANDS", 2 UPPER GREEN, DUNMURRY, BELFAST, BT17 OEL

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 cornicing / 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.



OFFERS AROUND £494,950

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Key Features

- Magnificent detached substantial period
 Five comfortable double bedrooms. family home
- Three principle reception rooms.
- White bathroom suite with separate w.c.
- Oil fired central heating system.
- Large detached garage with remote roller Many original period and antique features door.

- Fitted kitchen / separate utility room / scullery.
- · Downstairs cloakroom / w.c.
- Extensive corner site with private mature gardens and ample car parking.
- 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.

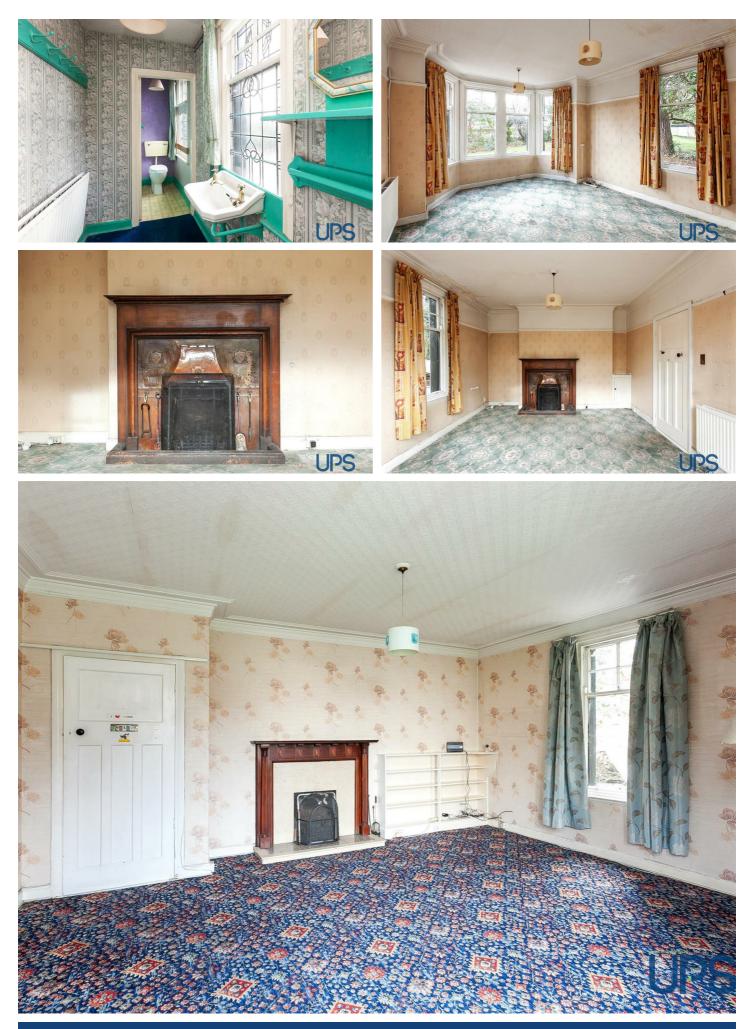
OUTSIDE

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.

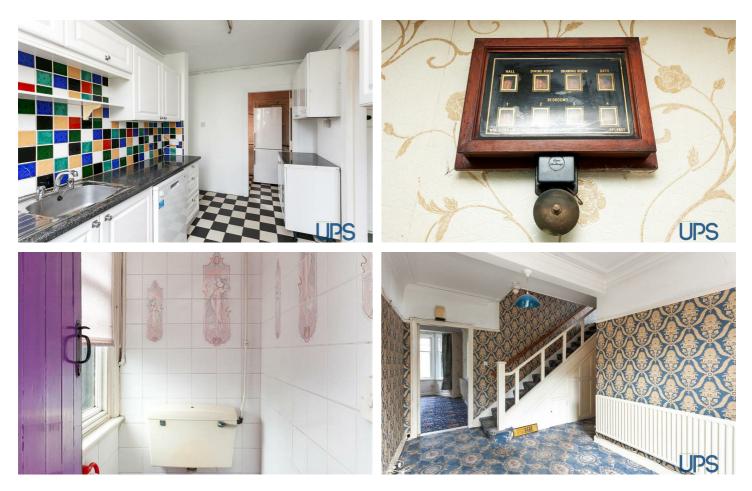
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Questions you may have.

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.

ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 BALLYMENA 028 2565 7700

BALLYNAHINCH 028 9756 1155 E BANGOR 028 9127 1185 CARRICKFERGUS 028 9336 5986

CAUSEWAY COAST 0800 644 4432 CAVEHILL 028 9072 9270 DOWNPATRICK 028 4461 4101

FORESTSIDE 028 9064 1264 GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



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