



**5C ROWAN DRIVE,
DUNMURRY, BELFAST, BT17 9PX**

- A Well Presented First Floor Apartment Situated Within This Popular Residential Location Convenient To Both Belfast And Lisburn
- Entrance Hall With Double Glazed And Panelled Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen/Dining Area
- One Bedroom
- Bathroom With White Suite
- Lawn Area To Front With Driveway

PRICE: OFFERS IN THE REGION OF £74,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DL220324SR

- Communal Area To Rear Plus Store With Power
- Gas Fired Central Heating System
- Majority PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Double glazed and panelled entrance door. Laminated timber floor.



LOUNGE:

12' 6" x 12' 5" (3.81m x 3.78m)

Laminated timber floor.



KITCHEN/DINING AREA:

12' 4" x 7' 8" (3.77m x 2.33m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Circular stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.



BEDROOM (1):
13' 5" x 9' 3" (4.09m x 2.83m)
Two built in storage cupboards.



BATHROOM:
White suite. Panelled bath with mixer tap and shower attachment. Wash hand basin. Low flush wc. Part tiled walls. Tiled floor. Hotpress.



OUTSIDE

Lawn area to front with driveway. Communal area to rear. Store with power.



TENURE:
We have been advised the tenure for this property is leasehold. The annual ground rent of £10 is included within the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:
For period April 2023 to March 2024 £334.64

SERVICE CHARGE:
A service charge of £413.50 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS
From A1/Kingsway turn into Rowan Drive. Number 5c is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



5C Rowan Drive

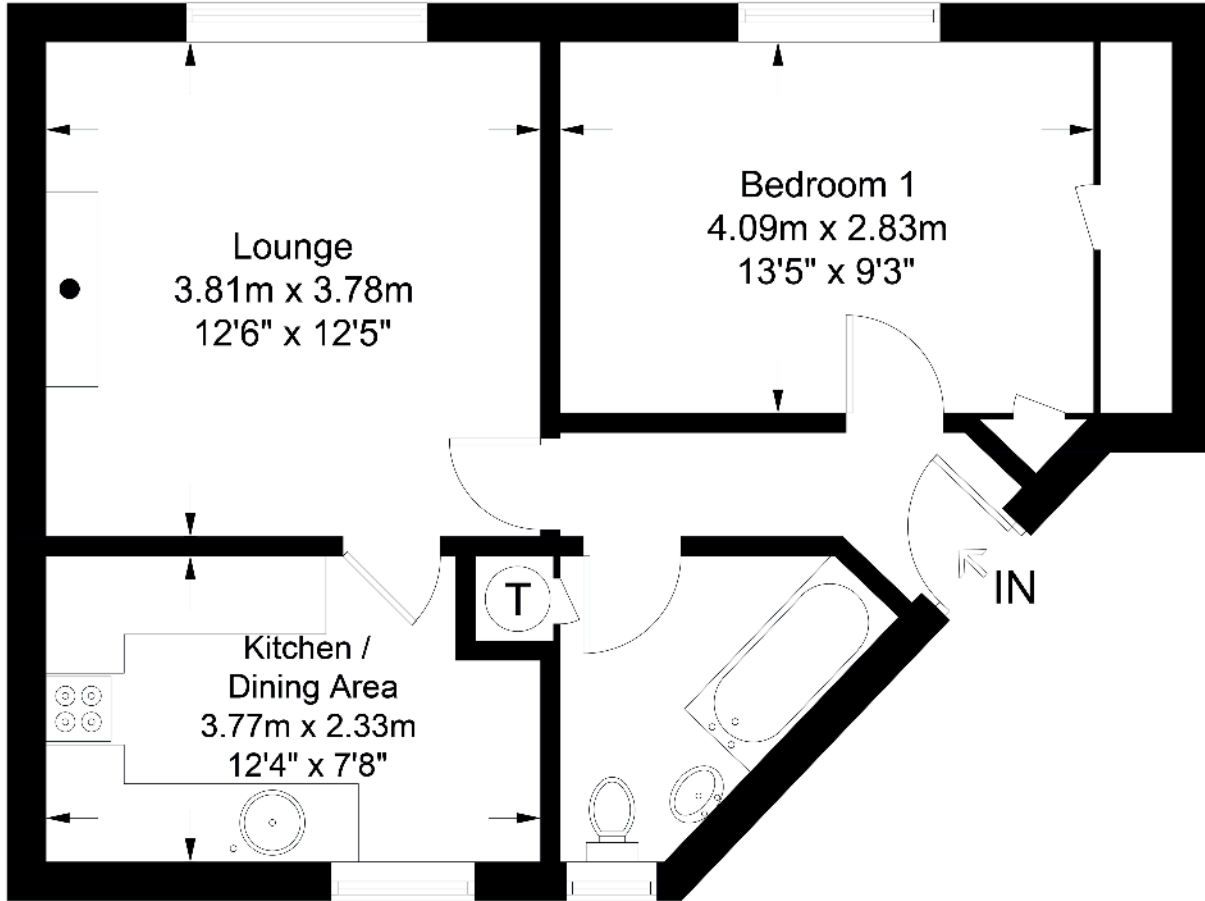
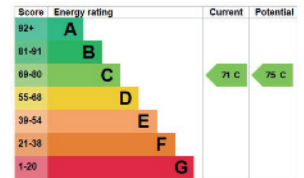


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1059017)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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