



26 Glenwood Park, Belfast, BT17 9DT

Guide Price £112,500

TO WHOM IT MAY CONCERN

26 Glenwood Park, Dunmurry, BT17 9DT

Acting on behalf of the Mortgagee in Possession we have received an offer of £112,500 for the above property and are instructed by the Mortgagee to proceed with the sale at this figure unless an improved offer is received on or before the expiration of 7 days from 12th November 2024."

Situated in this increasingly popular area of Dunmurry, this excellent end terrace property represents an affordable family home with spacious accommodation. Providing three good sized bedrooms, one reception room, fitted kitchen with dining area and a first floor shower room. The property also boasts a large enclosed patio garden to rear and garage along with easy access to the motorway network, nearby schools and the amenities of Dunmurry village. This property is sure to be popular with both owner occupiers and investors alike with viewing recommended.

- Well Presented End Terrace
- Spacious Living Room
- First Floor Shower Room
- Enclosed Patio Garden To Rear & Garage
- Three Good Sized Bedrooms
- Kitchen Open Plan To Dining
- Gas Fired Central Heating / PVC Double Glazed
- An Ideal First Time Buy Or Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

LIVING ROOM 13'5" x 13'5" (4.1 x 4.1)



Laminate wood floor, fireplace with wood surround.

KITCHEN / DINING 16'8" x 9'6" (5.1 x 2.9)



Range of high and low level units, stainless steel sink unit, plumbed for washing machine, storage under stairs.

ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



Laminate wood floor.

BEDROOM TWO 9'10" x 10'5" (3.0 x 3.2)

Laminate wood floor.

BEDROOM THREE 8'10" x 8'2" (2.7 x 2.5)



Laminate wood floor, robe.

SHOWER ROOM



White suite comprising low flush W.C, pedestal wash hand basin, enclosed electric shower, part tiled walls.

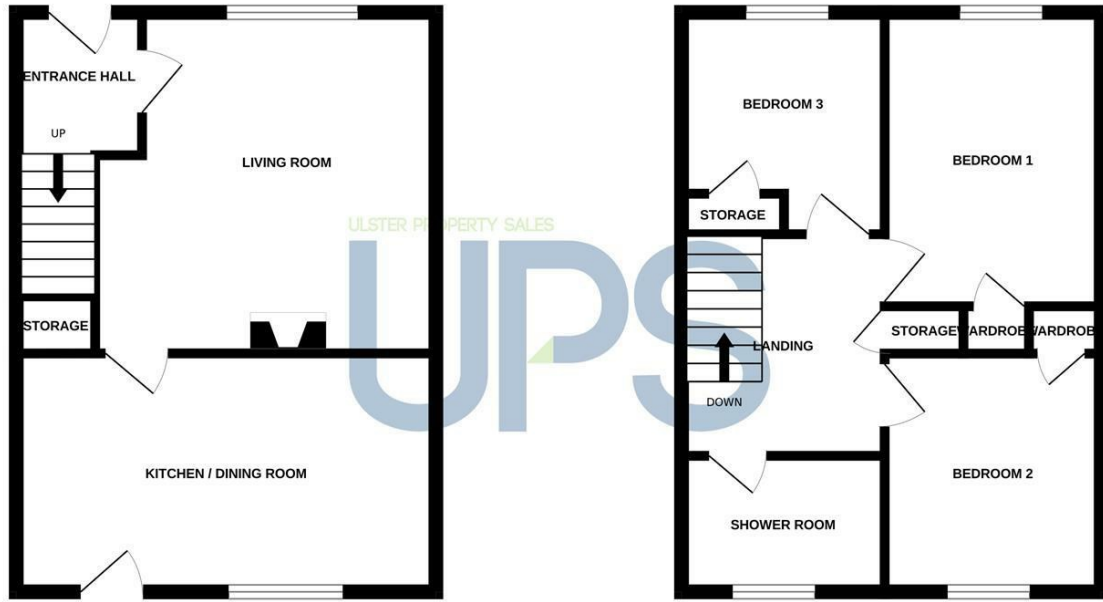
OUTSIDE



Floor Plan

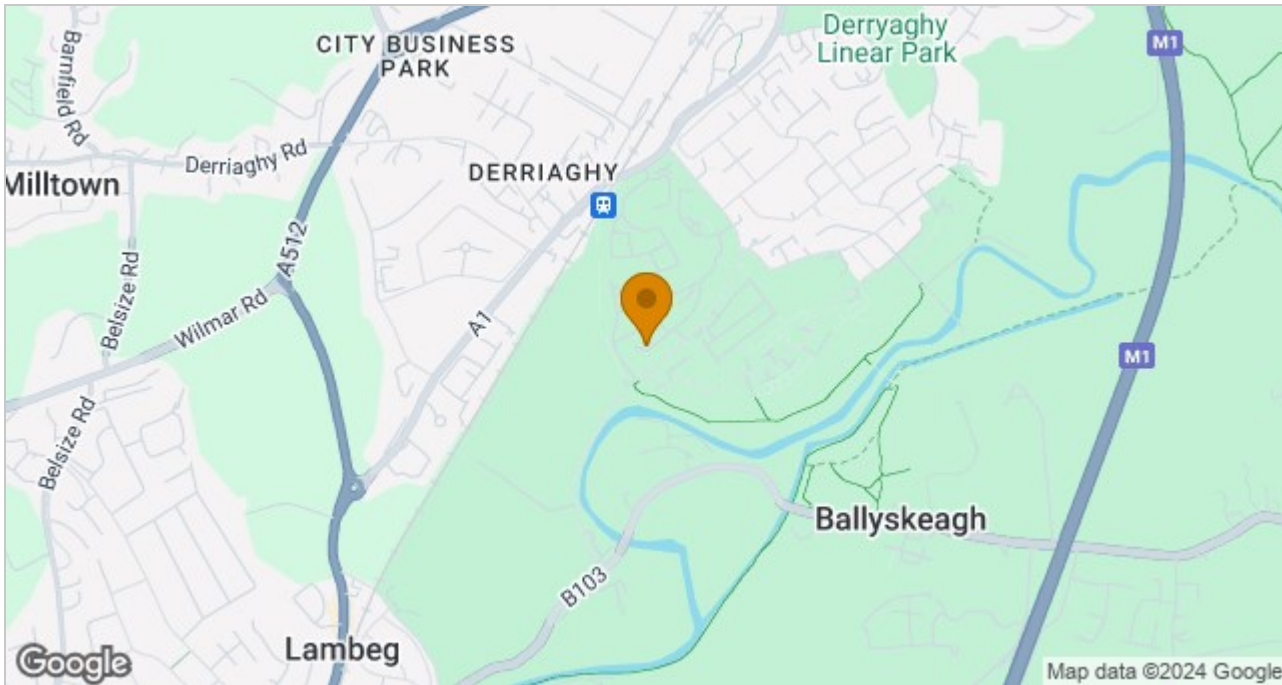
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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