



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

12 Ulster Avenue

Dunmurry
BT17 9BN

Offers In Region Of £194,950

12 ULSTER AVENUE, BT17 9BN

- **Stunning Semi-Detached Villa**
- **Three Generous Bedrooms**
- **Bay Fronted Living Room With Multi Fuel Burning Stove**
- **Modern Kitchen With Dining Area**
- **Luxury First Floor Shower Room**
- **Oil Fired Central Heating / Double Glazed Windows**
- **Rear Garden In Artificial Grass With Garden Room & Driveway Parking To Front**
- **Excellent Location Within Walking Distance Of Dunmurry Village**
- **Belfast City Centre And Lisburn Easily Accessible By Bus, Car Or Rail**

Very well presented semi-detached home located within easy walking distance of Dunmurry village. Belfast city centre and Lisburn are easily accessible by bus, car or rail.

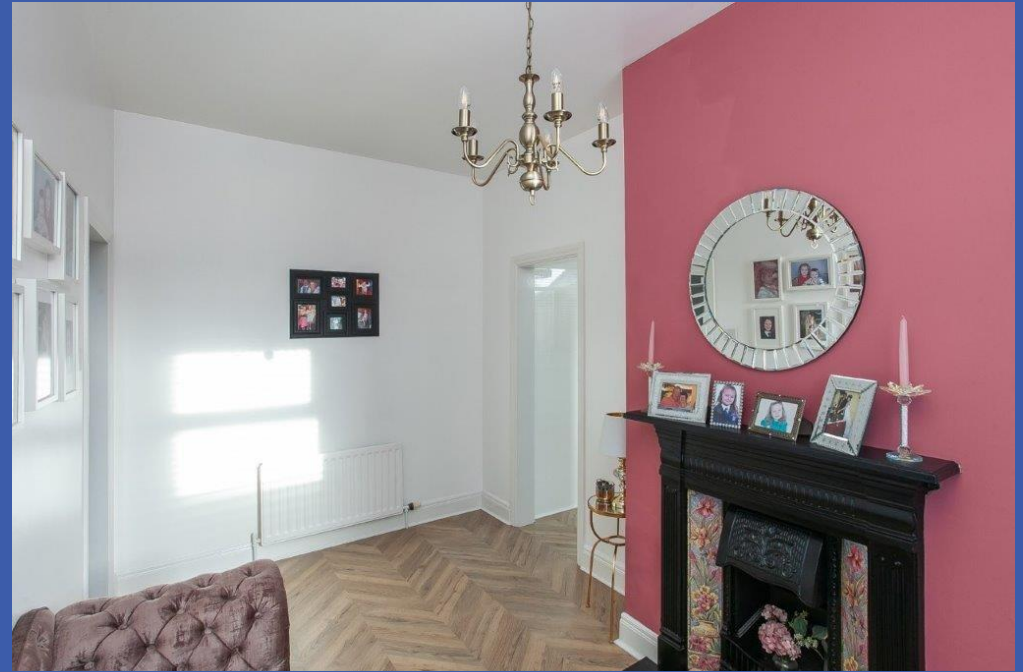
The property has been maintained to an excellent standard by the present owners. The accommodation briefly comprises of a bay front living room with feature multi fuel burning stove, rear dining and a modern kitchen with dining area on the ground floor. Three generous bedrooms and a luxury shower room are to the first floor.

The property further benefits from a private, enclosed rear garden laid in artificial grass with a garden room ideal for year round entertaining and driveway parking for several vehicles.

Early viewing is advised to appreciate this fine family home.







PROPERTY COMPRISES

ENTRANCE HALL Herringbone style laminate wooden floor, pvc front door.

LIVING ROOM 11' 1" x 10' 7" (3.38m x 3.23m) Bay window, Herringbone style laminate wooden floor, feature multi fuel burning stove with tiled hearth and marble surround.

DINING ROOM 12' 8" x 7' 9" (3.86m x 2.36m) Feature fireplace with granite hearth, Herringbone style laminate wooden floor.

KITCHEN WITH DINING AREA 12' 10" x 12' 6" (3.91m x 3.81m) Excellent range of high gloss units with stone work surfaces, sink unit with chrome tap, integrated oven and four ring hob with extractor fan over, integrated washing machine, space for fridge freezer.

FIRST FLOOR LANDING Wooden floor.

BEDROOM 12' 9" x 8' 7" (3.89m x 2.62m) Feature fireplace.

BEDROOM 9' 4" x 8' 0" (2.84m x 2.44m) Feature fireplace, wooden floor.

BEDROOM 9' 5" x 6' 3" (2.87m x 1.91m) Wooden floor.





SHOWER ROOM Fully tiled walk in shower, wall hung wash hand basin with chrome taps and storage under, low flush WC, heated chrome towel radiator, hot press, spot lighting, tiled floor.

GARDEN ROOM 17' 3" x 11' 0" (5.26m x 3.35m) Window, light, power, sliding double glazed door.

OUTSIDE Driveway parking to front and side laid in loose stone.
Low maintenance rear garden laid with artificial grass, raised sitting area, wooden shed, timber fence.



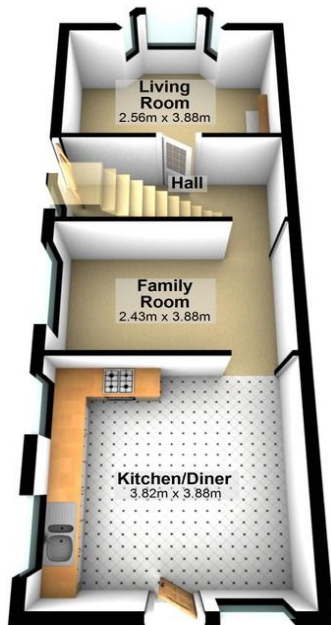




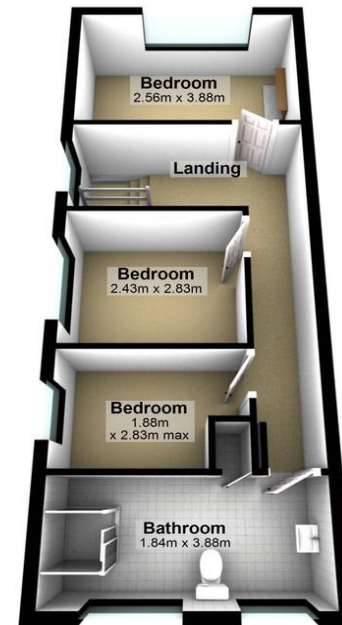


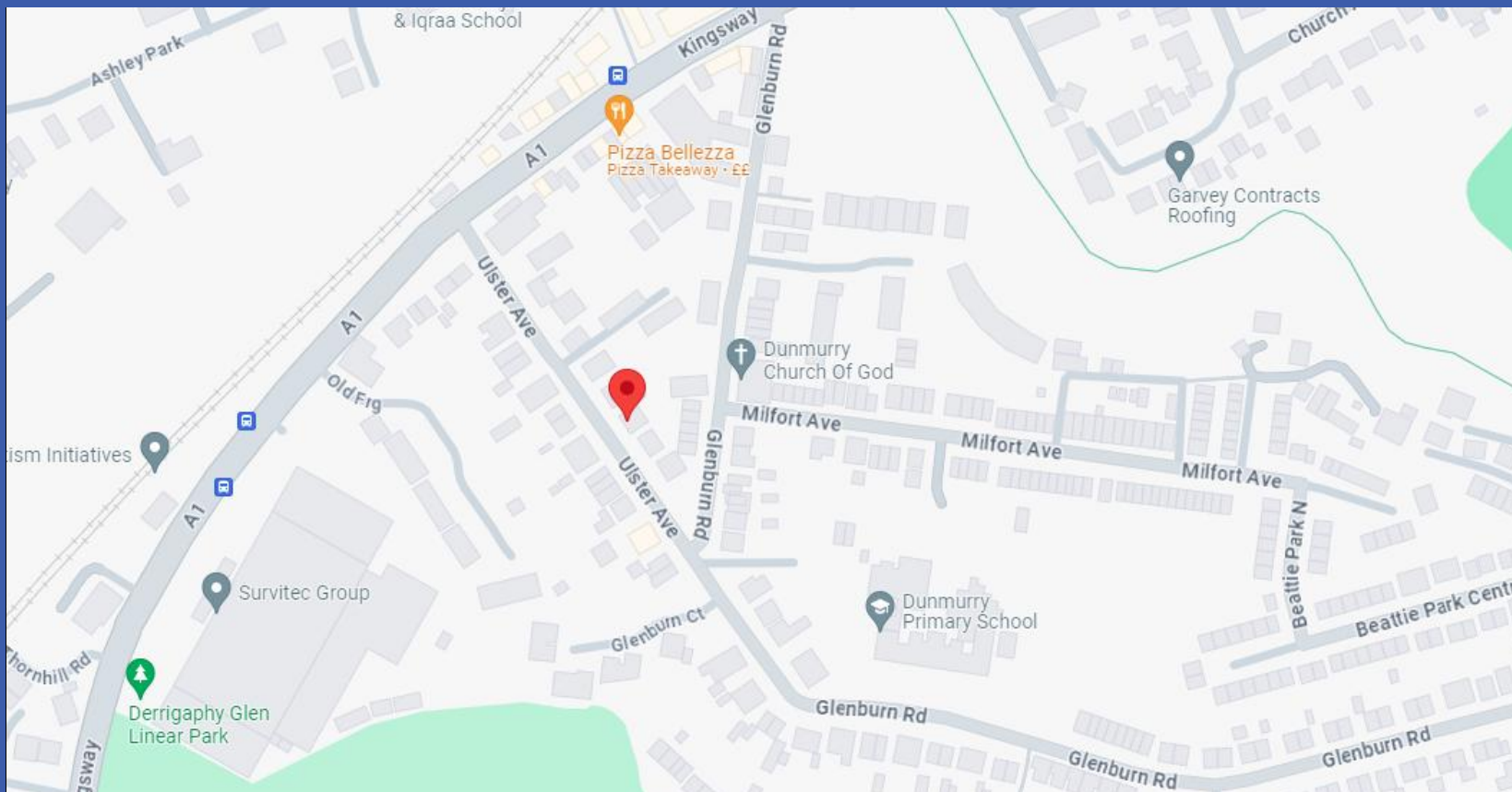


Ground Floor



First Floor





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 42 E | 51 E |
| 21-38 | F | | |
| 1-20 | G | | |



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.