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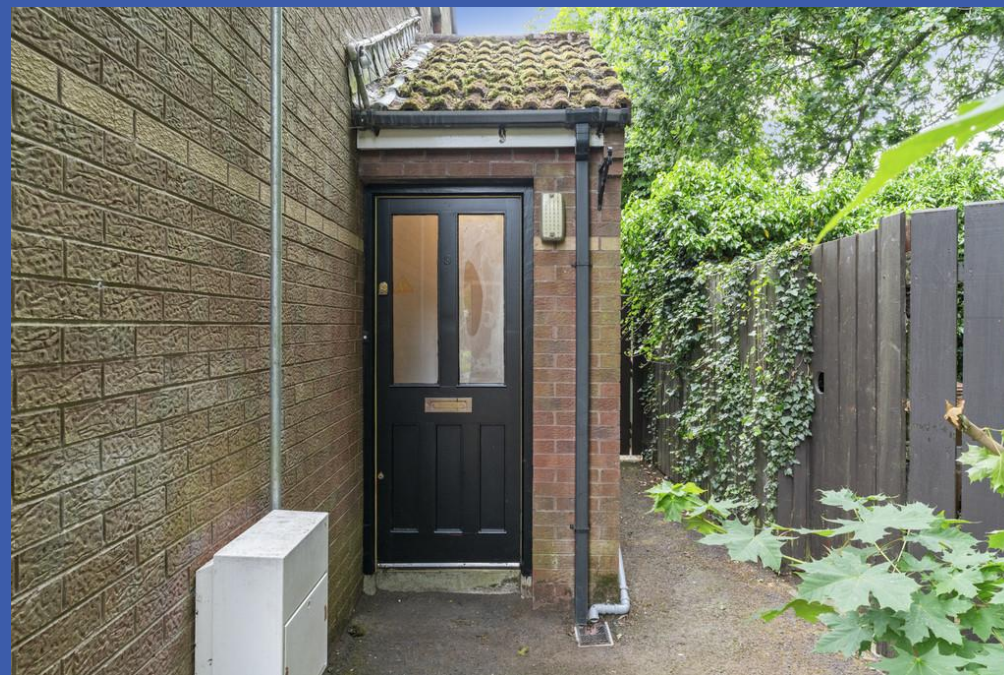
**9 Oakvale Gardens**

Dunmurry  
BT17 0SD

**Offers In Region Of £125,000**

## 9 OAKVALE GARDENS, BT17 0SD

- **Superb First Floor Apartment**
- **Two Double Bedrooms**
- **Living Room With Wooden Flooring**
- **Kitchen With Dining Area**
- **Bathroom with White Suite**
- **Private Ground Floor Garden**
- **Cul-De-Sac Location**
- **Double Glazed Windows / Gas Fired Central Heating**
- **Convenient Location Close To Local Amenities**



This superb apartment is located off Upper Dunmurry Lane. The location offers residents excellent access to the local amenities and schools.

The apartment is located on the first floor with its own private garden at ground floor level and front door access.

There is allocated car parking and the positioning at the head of the cul-de-sac ensures privacy for residents.

The internal décor and level of finish in the apartment is good and we would encourage viewing to fully appreciate this.





## PROPERTY COMPRISES

Hardwood entrance door with glazed panels leading to entrance hall.

**ENTRANCE HALL** Stairs to first floor.

**FIRST FLOOR LANDING** Access to roof space, hot press with shelving and factory lagged tank.

**LIVING ROOM 13' 0" x 11' 2" (3.96m x 3.4m)** Hardwood flooring, cornice ceiling.

**KITCHEN/DINING AREA 11' 10" x 10' 2" (3.61m x 3.1m)** Range of fitted high and low level units, granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, integrated 4 ring hob, integrated under oven, concealed extractor fan, plumbed for washing machine, plumbed for dishwasher, integrated fridge/freezer, tiled floor, tiled splash backs, gas fired boiler.

**BEDROOM 15' 1" x 9' 8" (4.6m x 2.95m)** Built in wardrobes, desk and storage, cornice ceiling.

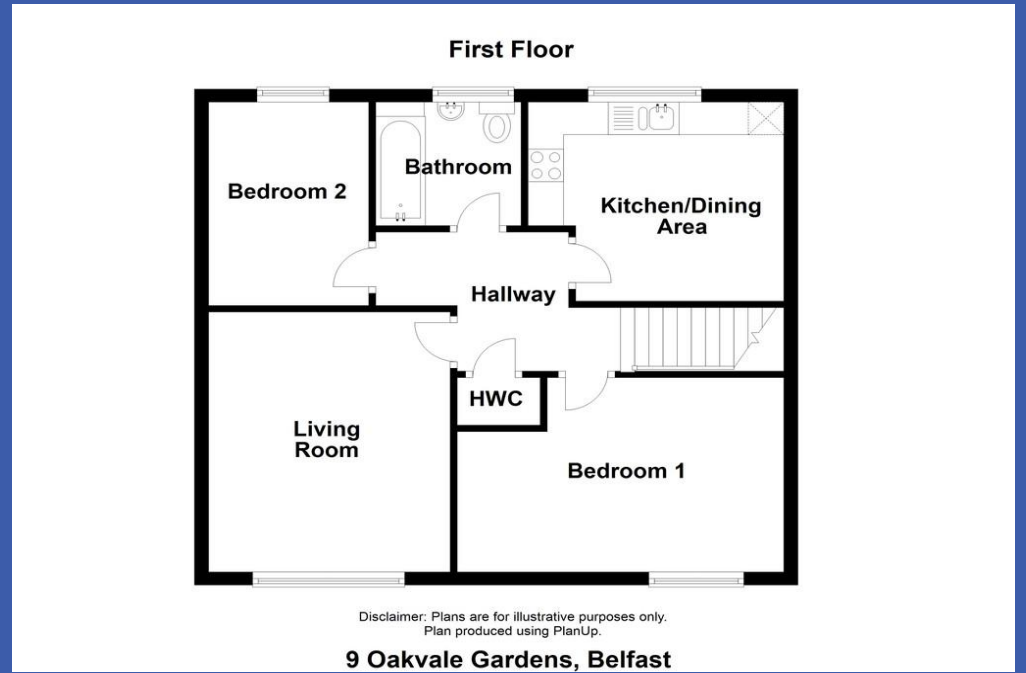
**BEDROOM 10' 2" x 7' 4" (3.1m x 2.24m)** Cornice ceiling.

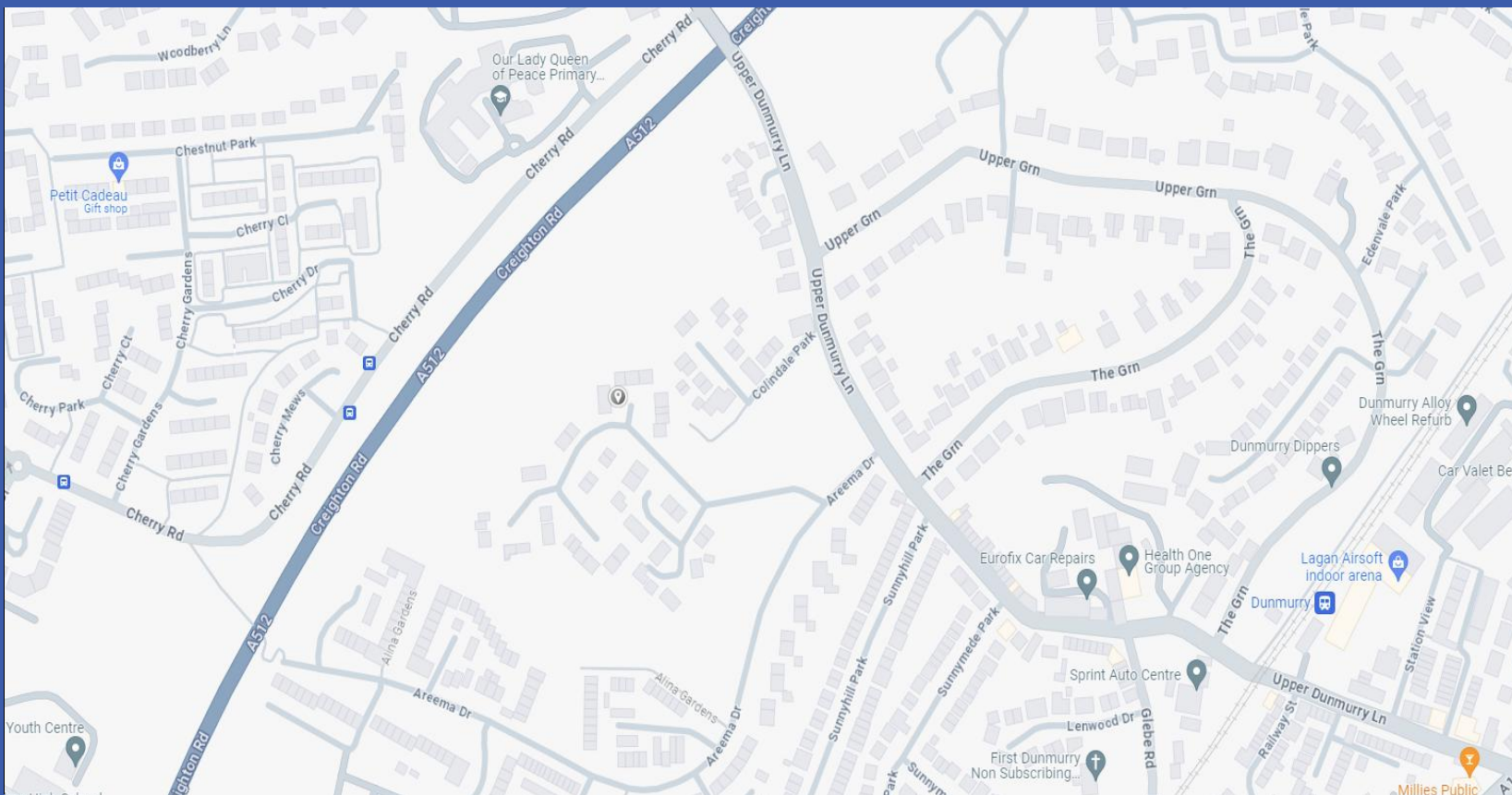
**BATHROOM** Suite comprising of a panelled bath with shower, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor.

**OUTSIDE** Parking space to front, enclosed private garden.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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