



## 33 OAKVALE GARDENS, DUNMURRY, BELFAST, BT17 OSD

This is an extremely rare opportunity to purchase this beautiful bungalow that is tucked away in this small and peaceful cul-de-sac setting, flanked by beautiful mature greenery, and enjoys ease of access to lots of amenities in Dunmurry, including Tesco and a short walk to Dunmurry railway station, to name a few.

Bungalows are increasingly difficult to come across, coupled with this superior Upper Dunmurry Lane location that is in constant demand. We have no hesitation in recommending viewing, and the accessible accommodation is briefly outlined below.

Two good-sized bedrooms, a bright and airy living room, and a fitted kitchen with an open-plan dining arrangement. In addition, a modern shower room complements this beautiful home further.

Other attributes include gas-fired central heating and off-road car parking, as well as a good-sized, privately enclosed, low-maintenance, flagged rear garden.

The property is convenient to both Belfast and Lisburn, as well as arterial routes, beautiful parklands and golf courses, and Colin Glen, Ireland's leading adventure park, and we strongly encourage viewing this charming bungalow that enjoys this superb setting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		64	65
EU Directive 2002/91/EC			

OFFERS AROUND £149,950



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### Key Features

- Beautiful bungalow tucked away in this small and peaceful cul de sac setting just off the established Upper Dunmurry Lane walking distance to the railway.
- Bright and airy living room.
- Modern shower room.
- Flanked by beautiful, mature greenery and enjoys ease of access to lots of amenities in Dunmurry.
- Convenient to both Belfast and Lisburn as well as arterial routes, beautiful parklands and golf courses and Colin Glen, Ireland's leading adventure park.
- Two good sized bedrooms.
- Fitted kitchen with an open plan dining arrangement.
- Gas fired central heating system.
- Privately enclosed, low maintenance flagged garden.
- Early viewing recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Storage cupboard x 2.

### LIVING ROOM

13'4 x 10'9

Laminated wood effect floor.

### BEDROOM 1

10'8 x 9'6

Laminated wood effect floor, built-in robes.

### KITCHEN / DINING AREA

13'9 x 10'1

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, open plan to dining space.

### LUXURY SHOWER SUITE

Shower cubicle, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, pvc panelled walls.

### BEDROOM 2

10'5 x 7'7

Laminated wood effect floor, built-in robes.

### OUTSIDE

Well maintained, low maintenance flagged garden, good sized, outdoor tap, off road carparking, brick paviour driveway.



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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. 18100509**

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.

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