

simon**BRIEN**  
RESIDENTIAL

73 Mosside Road,  
Dunmurry, BT17 9HH



Asking Price £295,000

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[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Recently Constructed Detached Property
- Three Bedrooms Including Master With Ensuite Shower Room
- Spacious Living Room with Wood Burning Stove
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen & Quartz Worktops and Excellent Range of Built in Units
- Modern Fitted Family Bathroom
- Floored Roof space Providing Excellent Additional Storage Via Pull Down Ladder
- Enclosed Front & Side Garden with Tarmac Driveway Providing Ample Off Street Parking
- Private South Facing Rear Garden with Raised Patio Area and Mature Outlook
- Garage With Utility Area
- Garage With Utility Area
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Excellent Transport Links to Belfast City Centre, Lisburn and Further Afield
- Close to Leading Local Schools, Parks, Belfast City Hospital and Belfast City Airport
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this recently constructed three-bedroom detached property located just off Queensway in Dunmurry. It occupies a fantastic private site with southerly aspect. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: reception hall with additional storage, downstairs wc, lounge, open plan kitchen dining / living area with bespoke fitted kitchen with quartz worktops, three bedrooms, luxurious fitted family bathroom and ensuite. The property further benefits from UPVC double glazing, gas fired central heating, tarmac driveway providing ample off-street parking, garage with utility services and a superb private rear garden with southerly aspect and raised patio area.

With close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### ENTRANCE

### RECEPTION HALL:

Composite front door to reception hall with ceramic tiled floor with under stairs storage cupboard



### DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin



## GROUND FLOOR

### LIVING ROOM:

17' 5" x 12' 9" (5.32m x 3.88m)

Wood panelled walls, wood burning stove



**KITCHEN/DINING/LIVING:**  
**20' 0" x 17' 7" (6.10m x 5.36m)**

Tiled floor, low voltage recessed spotlighting, range of high and low level units, quartz stone worktops, 1.5 bowl stainless steel sink unit, 4 ring ceramic hob, extractor fan, electric oven, part tiled walls, integrated fridge freezer, integrated dishwasher, wood panelled wall, uPVC double glazed door leading outside



**FIRST FLOOR**

**LANDING:**

Shelved hotpress, access to floored roofspace via pull down ladder

**MAIN BEDROOM:**

**12' 10" x 12' 8" (3.91m x 3.86m)**



**ENSUITE SHOWER ROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, extractor fan

**BEDROOM (2):**  
12' 10" x 12' 8" (3.90m x 3.86m)



**BEDROOM (3):**  
9' 2" x 8' 9" (2.79m x 2.66m)  
Wood panelled wall



**BATHROOM:**  
Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, bath with tiled wall, extractor fan



**OUTSIDE**

Tarmac driveway, front and side garden in lawn with hedging and paved path. Enclosed rear garden in lawn with paved sitting area and paved flower beds

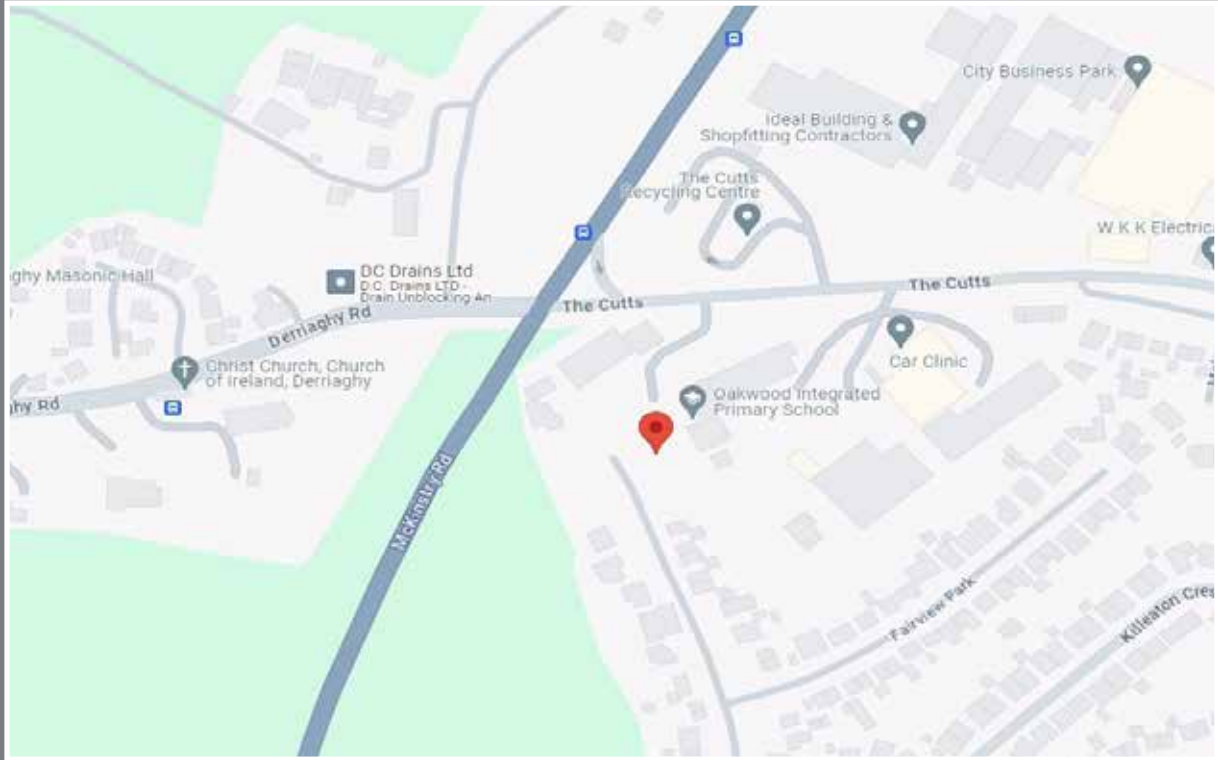
**GARAGE:**

17' 9" x 9' 1" (5.41m x 2.76m)

Power and light, rollers shutter door, plumbed for washing machine, space for tumble dryer, stainless steel sink unit



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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