



## 50 The Rose Garden, Dunmurry, Belfast, BT17 9GY

**Price Guide £240,000**

This spacious townhouse is located in a popular development just moments from Dunmurry Village. Comprising excellent accommodation over three floors, this home would be ideal for the growing family or for the first time buyer. Internally there are four generous bedrooms (master with en-suite shower room) lounge with double doors leading to balcony, open plan kitchen / living / dining, bathroom suite, utility room & ground floor W.C. Outside there is a private, enclosed rear garden in lawn with patio area, front driveway and integral garage. The property is convenient to a host of amenities, leading schools and also within easy commuting distance to both Lisburn & Belfast City Centres.

- Well Presented Townhouse In A Sought After Development
- Kitchen / Living / Dining
- Family Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Enclosed Rear Garden In Lawn With Patio Area
- Four Well Proportioned Bedrooms (Master With En-suite Shower Room)
- Lounge With Double Doors To Balcony
- Utility Room & Ground Floor W.C
- Integral Garage / Off Street Parking
- Easy Commuting Distance To Both Lisburn & Belfast City Centres

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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 EU Directive 2002/91/EC



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL



Tiled floor.

#### BEDROOM ONE / LIVING ROOM 14'1" x 10'5" (4.3 x 3.2)



Tiled floor.

#### UTILITY ROOM 7'10" x 6'10" (2.4 x 2.1)

Range of units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap.

#### W.C

Low flush W.C, pedestal wash hand basin, tiled floor.

#### INTEGRAL GARAGE 17'0" x 10'5" (5.2 x 3.2)

### ON THE FIRST FLOOR

#### LOUNGE 18'4" x 12'9" (5.6 x 3.9)



Double doors to balcony.

#### KITCHEN / LIVING / DINING 18'8" x 18'4" (5.7 x 5.6)



High and low level units, stainless steel sink unit with mixer tap, integrated fridge / freezer, integrated dishwasher, stainless steel extractor fan, integrated oven, 4 ring gas hob.



#### ON THE SECOND FLOOR

Linen cupboard off.



### MASTER BEDROOM 11'9" x 9'10" (3.6 x 3.0)



Double doors to balcony.

### ENSUITE

White suite comprising low flush W.C, pedestal wash hand basin, walk in shower.

### BEDROOM TWO 12'1" x 8'10" (3.7 x 2.7)



### BEDROOM THREE 8'2" x 7'6" (2.5 x 2.3)



### BATHROOM



Modern suite comprising low flush W.C, wash hand basin with storage below, panel bath, walk in shower, part tiled walls, tiled floor.

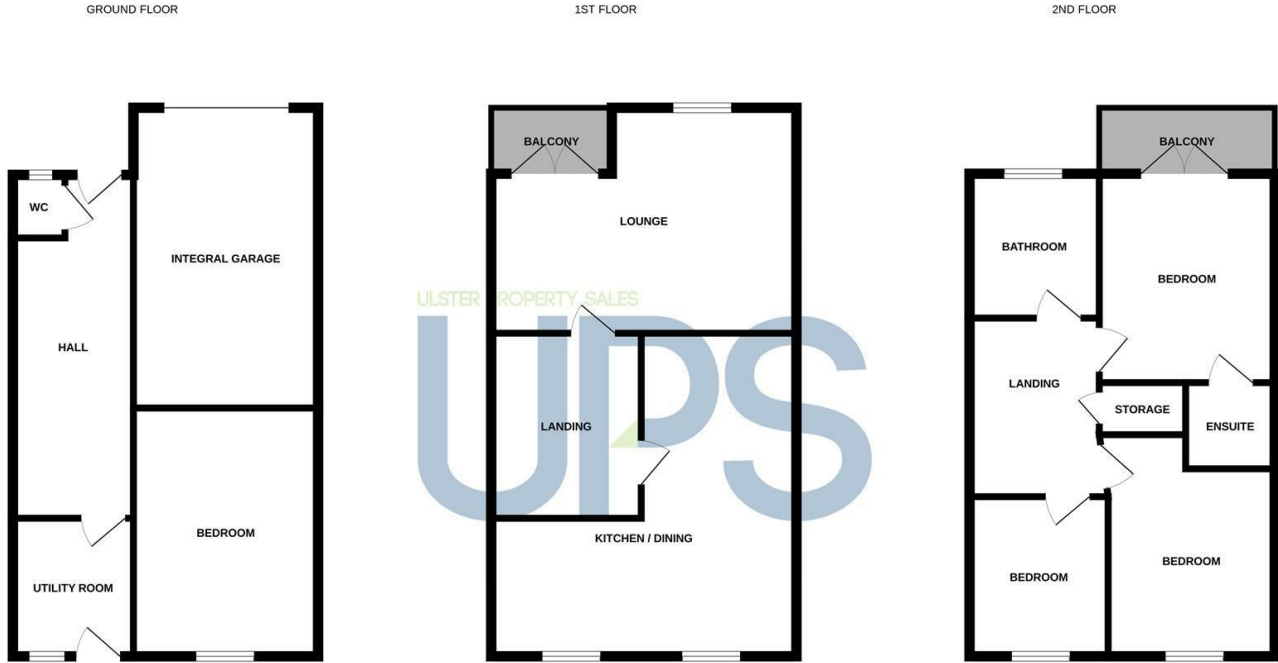
### OUTSIDE



Enclosed rear garden in lawn with patio area, driveway to front providing off street parking.

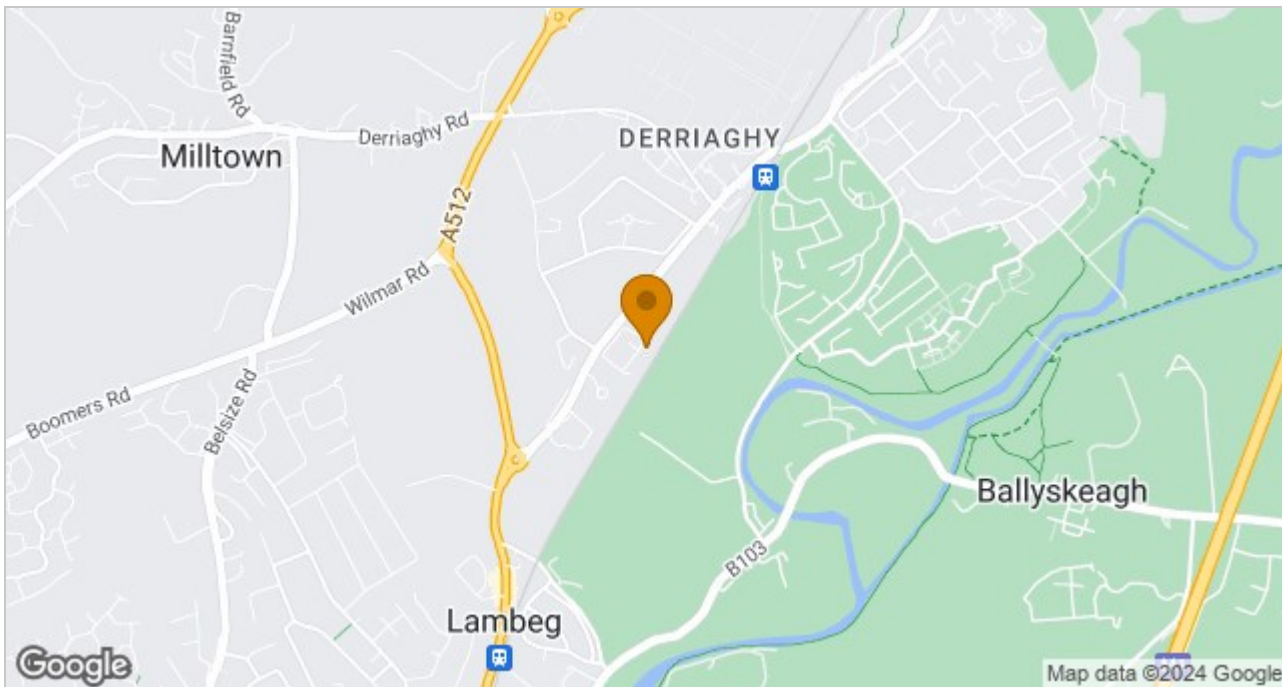


# Floor Plan



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.  
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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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