



36 CORRINA AVENUE, UPPER DUNMURRY LANE, BT17 0HR

An impressive, well maintained and presented semi detached chalet bungalow that enjoys a mature, landscaped private cul de sac position within this established location off Upper Dunmurry Lane. Five good, bright, double bedrooms and one generous reception or alternatively four bedrooms and two separate reception rooms. Newly installed luxury finished kitchen open to a sizeable casual dining area. Newly installed luxury fitted white bathroom suite with feature tiling. Further first floor shower room with w.c. Upvc double glazed windows / gas fired central heating system. Feature newly laid floor coverings throughout. Fresh, youthful presentation throughout. Large detached garage. Private, landscaped gardens. Fantastic doorstep convenience within easy walking distance to excellent transport links to include Glider Service, major road network, schools and shops. Exceptional well appointed family living accommodation difficult to find in today's market hence recommending early viewing to avoid disappointment. Chain free / immediate possession.

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			
		66	73

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £234,950

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Key Features

- An impressive, well maintained and presented semi detached chalet bungalow offering fantastic family living accommodation.
- Newly installed luxury fitted kitchen open to a casual dining area.
- Further shower room / w.c.
- Newly laid feature floor coverings throughout.
- Large detached garage / private and secure mature rear gardens.
- Five good, bright, double bedrooms and one reception room or four bedrooms and two separate reception rooms.
- Newly installed luxury fitted white bathroom suite.
- Upvc double glazed windows / gas fired central heating.
- Recently decorated with a fresh, youthful presentation throughout.
- Fantastic doorstep convenience / Chain free / Well Worth a visit.





GROUND FLOOR

ENTRANCE HALL

To;

LOUNGE

15'2 x 13'4

Feature fireplace with inset and hearth. Wooden effect stripped floor.

LIVING ROOM /

BEDROOM 1

11'0 x 9'3

Feature fireplace inset and hearth.

LUXURY FITTED KITCHEN

/ DINING AREA

10.6 x 11.4

New range of high and low level units, feature worktops, sink unit, tiling, hob, oven, overhead extractor hood. Feature flooring. Plumbing for washing machine.

BEDROOM 2

11'0 x 8'10

BEDROOM 3

11'8 x 10'10

NEWLY INSTALLED

LUXURY WHITE

BATHROOM SUITE

Paneled bath, telephone hand shower, shower screen, tiling. Wash hand basin. Low flush w.c.

FIRST FLOOR

Feature staircase.

BEDROOM 4

15'6 x 7'8

BEDROOM 5

16'0 x 10'11

ENSUITE SHOWER ROOM

Feature shower enclosure, wash hand basin, low flush w.c, tiling.

OUTSIDE

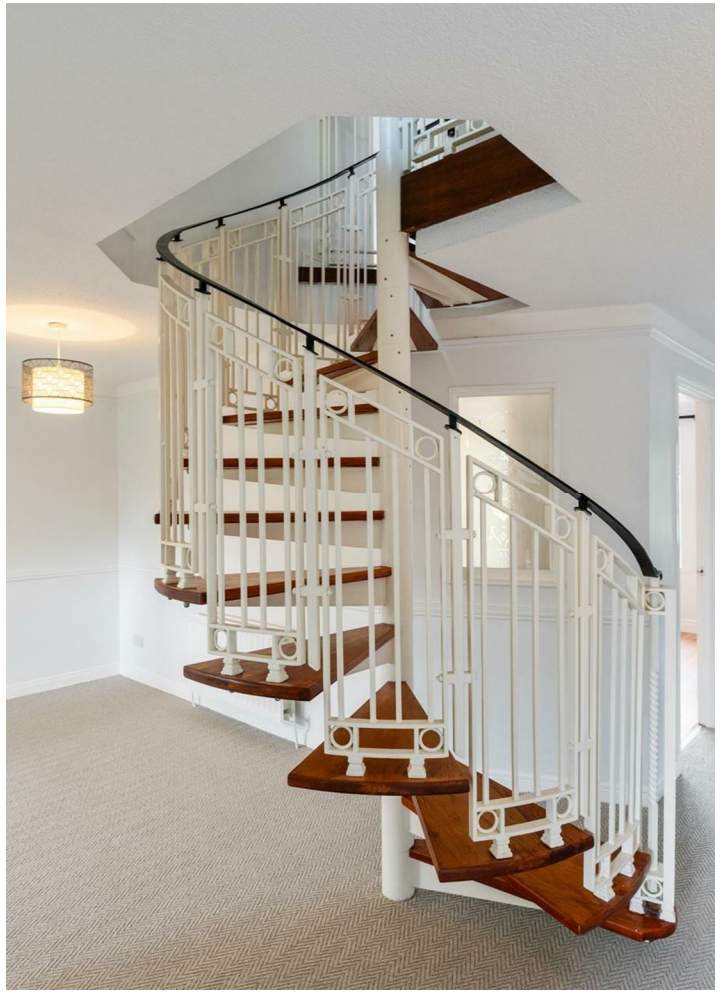
Mature, landscaped site with private gardens and planting, flowerbeds, lawns, shrubs, fencing, driveway to front and side.

LARGE DETACHED GARAGE

Up and over door, light and power.

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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. 18120041

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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