

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**26 DUNMURRY LODGE,  
BLACKS ROAD, BELFAST,**

**OFFERS AROUND £349,950**

An extraordinary extended detached residence perfectly set in this small and private cul-de-sac location within this exclusive and extremely desirable residential development positioned just off the established and convenient Blacks Road that is in constant demand and seldom available, making this well-appointed detached home that extends to around 1223 sq ft a very special purchase.

Ideally placed close to lots of leading schools, as well as arterial routes along with the motorway network and convenient to both Belfast and Lisburn, this rare opportunity is not to be missed, and the accommodation is briefly outlined below.

Four good-sized bedrooms, a principal bedroom with a private en-suite shower room, and a white bathroom suite with spotlights together with a handy storage cupboard on the landing complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a large living room with bay window and feature open fire. In addition, there is a good-sized fitted kitchen that is open plan to a dining area as well as access to an additional extended dining room and also an eye-catching extended family room that has double doors leading to the private gardens and provides that much desired additional reception room privately located to the rear of the house.

Other qualities include gas-fired central heating and Upvc double glazing, along with off-road car parking and a detached garage that has been converted into a games room/office that has light, power, and heat, as well as a shower room, and would lend itself to a range of uses.

There are well-maintained, generous gardens, and the home is located in a quiet and most peaceful cul-de-sac that enjoys proximity to an abundance of amenities, including beautiful parklands, shops, and Colin Glen, Ireland's leading adventure park!

One of the only homes currently available in this location, we have no hesitation in recommending an early viewing to avoid disappointment.



## Key Features

- Extraordinary extended detached residence perfect set within this small and exclusive cul-de-sac setting just off the established Blacks Road.
- Four good-sized bedrooms, principal bedroom with private en-suite shower room.
- Luxury fitted kitchen open plan to dining area.
- Detached garage / games room / studio with light, power and heat as well as a shower room and is suitable for a range of usages.
- Gas fired central heating / Upvc double glazing.
- Close to leading schools, shops and transport links as well as both Belfast and Lisburn along with the motorway network.
- Three reception rooms to include a large living room with bay window and feature open fire together with a privately positioned family room to the rear of the property.
- White bathroom suite on first-floor with spotlights.
- Well-maintained, good-sized gardens.
- One of the very few homes available in this hugely desirable location, and we encourage viewing!



### GROUND FLOOR

Up-graded front door to;

### SPACIOUS AND WELCOMING ENT HALL

Wooden effect stripped floor, corning, cloakroom housing gas boiler;

### LIVING ROOM

Wooden stripped floor, feature bay window, attractive fire place with feature open fire, corning;

### KITCHEN / DINING

Range of high and low level units, single drainer stainless steel sink unit, built-in hob, built-in oven, display cabinets, spotlights, under-unit lighting, partially tiled walls, beautiful tiled floor, breakfast bar, open plan dining area and access to;

### DINING ROOM

Beautiful tiled floor, spotlights, access to;

### EXTENDED FAMILY ROOM

Spotlights, Upvc double glazed double doors to enclosed, private gardens;

### FIRST FLOOR

#### PRINCIPAL BEDROOM 1

Built-in mirrored slide robes;

#### PRIVATE EN-SUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage cabinet, spotlights, towel warmer, pvc paneled walls and ceiling;

#### BEDROOM 2

#### BEDROOM 3

#### BEDROOM 4

#### WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin, chrome effect sanitary ware, spotlights, beautiful tiled walls, and floor;

#### DETACHED GARAGE / STUDIO / GAMES ROOM

Heat, light, and power, shower room, shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, partially tiled walls, tiled floor;

#### OUTSIDE

Off road car-parking to the front, and well-maintained good-sized garden. Privately enclosed, well-maintained, good-sized rear garden and additional patio, outdoor tap. Garden shed with light, power and plumbing.









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26, Dunmurry Lodge, BELFAST, BT10 0GR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

ULSTERPROPERTYSALES.CO.UK

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BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
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