



32 BROOKLANDS GRANGE, DUNMURRY, BELFAST, BT17 0SA



A comfortable, well appointed, detached family home that enjoys a slightly elevated, landscaped, south westerly cul de sac position within this residential development that continues to be in high demand. Four good, bright bedrooms. Two reception rooms / lounge open to dining area with double patio doors / garden access. Fitted kitchen. White bathroom suite. Upvc double glazed windows / double patio doors / feature entrance door. High Energy Rating, C Certification. Feature Canadian oak wood stripped flooring. Roofspace / storage with feature slingsby type ladder. Gas fired central heating system. Good fresh presentation throughout. Landscaped private and secure rear gardens. Fantastic location within easy walking distance of excellent transport links both Glider and Rail Services / Major road networks all nearby. Chain free / immediate possession. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(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			

OFFERS AROUND £249,950

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Key Features

- Comfortable well appointed detached family home offering good family living accommodation.
- Two reception rooms.
- White bathroom suite.
- Feature Canadian oak wood stripped flooring / Good fresh presentation.
- Gas fired central heating.
- Four good, bright bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / double patio doors / feature entrance door.
- Roofspace / storage.
- Chain free / immediate possession / Well worth an inspection.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Ceramic tiled floor, cloaks space understairs.

LOUNGE

14'0 x 13'0

Wood strip floor, feature fireplace with inset and hearth. Archway to:

DINING ROOM

10'4 x 9'0

Wood strip floor, double patio doors.

FITTED KITCHEN

12'2 x 9'6

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor, 4 ring hob and underoven, plumbed for washing machine, downlighters.

FIRST FLOOR

BEDROOM 1

12'9 x 10'2

BEDROOM 2

10'9 x 9'3

BEDROOM 3

10'6 x 7'5

BEDROOM 4

10'8 x 10'7

LANDING

Built-in robes.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, chrome effect sanitary ware.

ROOFSPACE / STORAGE

Approached via slingsby type ladder.

OUTSIDE

Landscaped gardens to front and rear with neat lawns, hedging and trees, flagged and paved with fencing, private and secure, outside covered storage area.

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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 Conor 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. 18158433

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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