



## 6 CHESTNUT PARK, TWINBROOK, BELFAST, BT17 0JX



An extraordinary semi-detached home superbly placed within this highly sought-after cul de sac position that rarely becomes available and enjoys tremendous doorstep convenience to include accessibility to lots of nearby schools, shops, and transport links along with the Clider service and state-of-the-art leisure facilities. Dunmurry Village is also easy to reach, as are Dunmurry railway station and the motorway network.

This home is finished to an exceptional standard throughout and offers contemporary living space within this preferred residential location. The superb living space is briefly outlined below.

Three good-sized bedrooms and a luxurious white bathroom suite with feature roll tap and spotlights complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs WC, as well as a separate utility room and a bright and airy living room with bay window. In addition, there is a luxury fitted kitchen open plan to a sizeable dining space.

Off-road car parking and an extensive, well-maintained, and privately enclosed rear garden complement this magnificent home further, and we strongly encourage viewing early to avoid disappointment.

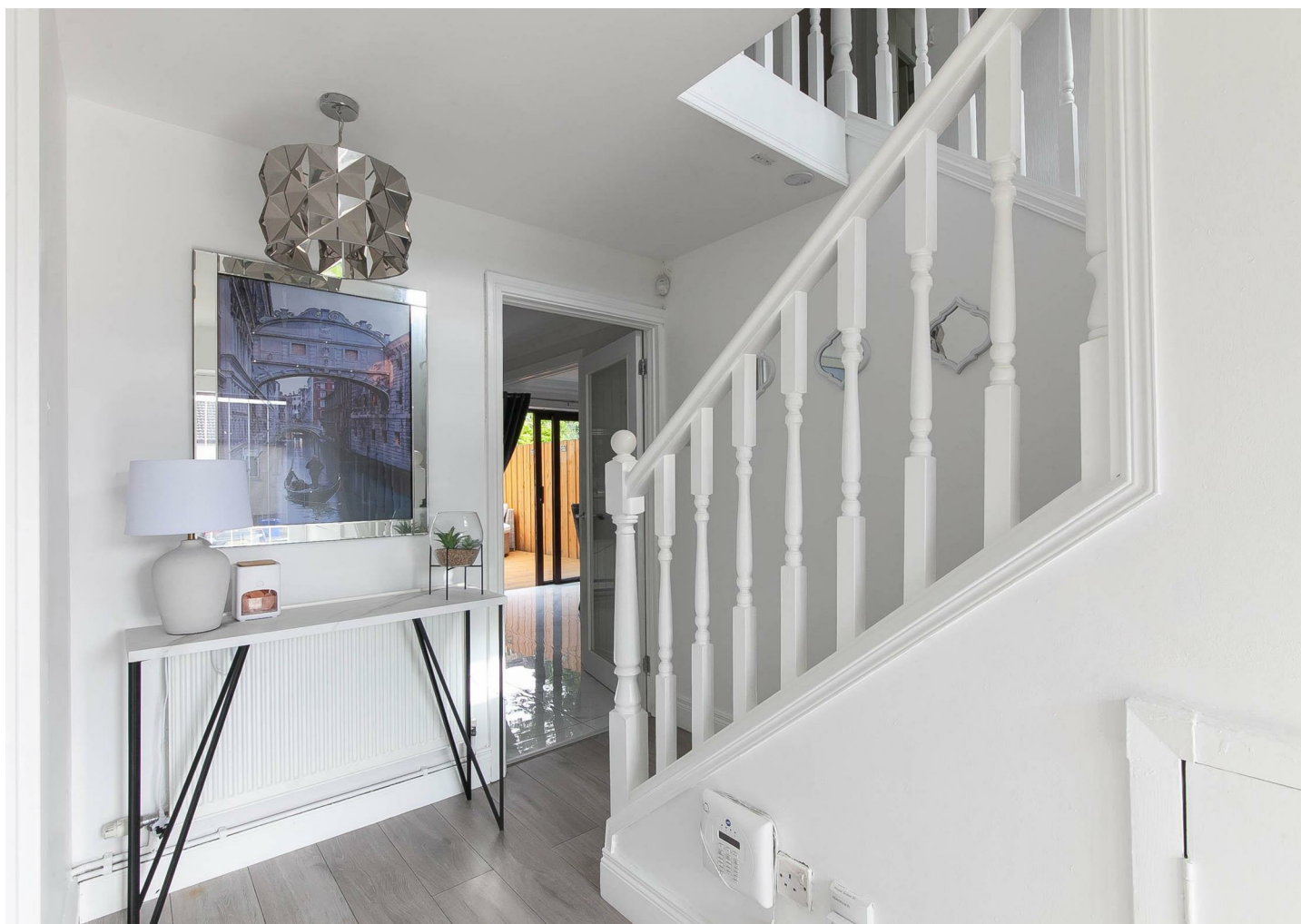
| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 67      | 67        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland EU Directive 2002/91/EC    |   |         |           |

OFFERS AROUND £179,950

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### Key Features

- An extraordinary semi-detached home superbly placed in this desirable cul-de-sac position.
- Bright and airy living room.
- Downstairs W.C & Separate utility room.
- Gas fired central heating / Upvc double glazing.
- Outstanding presentation throughout and ready for the lucky new owner to simply add their furniture.
- Three good-sized bedrooms.
- Luxury fitted kitchen open plan to sizeable dining space.
- Luxurious white bathroom suite.
- Off road car-parking and feature privately enclosed well-maintained, extensive rear gardens.
- Close to lots of schools, shops & transport routes as well as Dunmurry railway station and the Glider service on the Stewartstown Road to name a few!





## GROUND FLOOR

Hardwood glass panelled front door to;

### ENTRANCE PORCH

Laminated wood effect floor, hardwood glass panelled inner door to;

### SPACIOUS HALLWAY

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, tiled floor.

### UTILITY ROOM

Gas boiler.

### LIVING ROOM

13'7 x 13'0  
Beautiful tiled floor, bay window, corncicing, centre rose.

### LUXURY KITCHEN / DINING AREA

22'0 x 9'4  
Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, breakfast bar, built-in hob and underoven, stainless steel extractor fan, open plan to dining area, double glazed sliding patio door to rear.

## FIRST FLOOR

### BEDROOM 1

12'5 x 11'2

### BEDROOM 2

11'5 x 9'5

### BEDROOM 3

11'7 x 9'11

## LUXURY WHITE BATHROOM SUITE

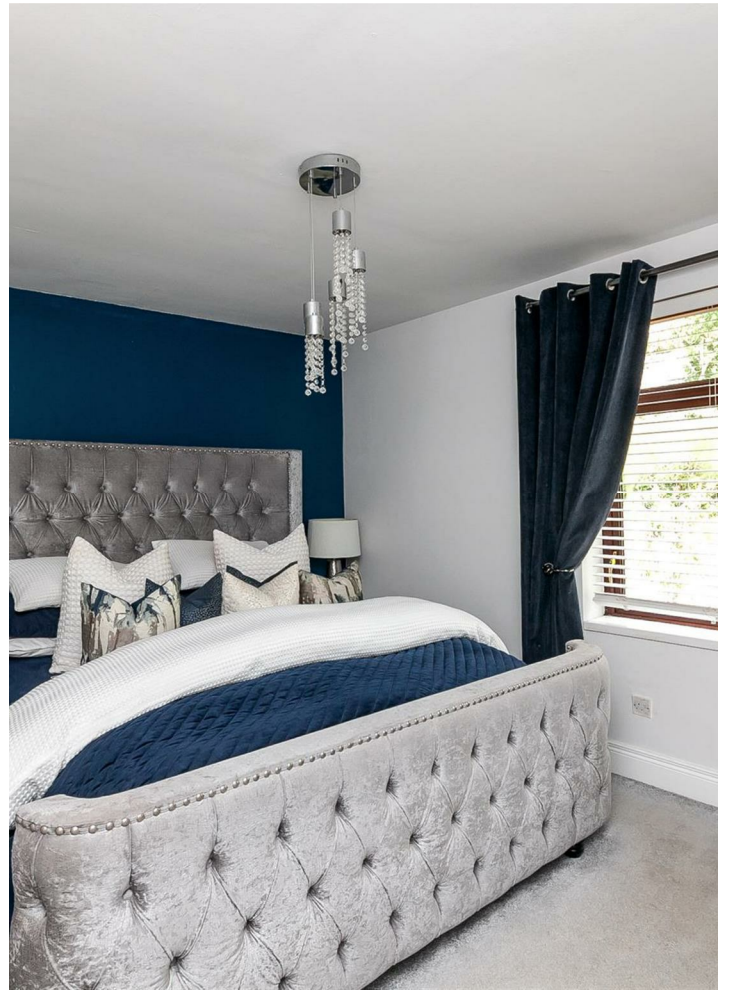
Feature roll top bath with mixertaps, separate large shower cubicle, thermostatically controlled shower unit, low flush w.c, wall hung wash hand basin.

## OUTSIDE

Off street carparking, well maintained front garden, great sized privately enclosed rear garden, outdoor tap.

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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 Kelly-Ann 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. 16904870**

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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