



## APT 14 AUGHRIM COURT, DUNMURRY, BELFAST, BT17 9PA

An extremely rare opportunity to purchase this well-appointed first-floor apartment that has its own front door access and the bonus of a privately enclosed rear garden, together with being tucked away in this small and private cul-de-sac setting that is a short walk away from the newly improved and extended Derriaghy railway station that travels both Belfast bound and Southbound, making this an ideal apartment for those who need to commute. In addition, the apartment is convenient to Belfast and Lisburn, along with arterial routes, Dunmurry village, and much more!

This location seldom becomes available, and this is a superb opportunity to purchase a low-maintenance home with a desirable location. The apartment extends to around 630 sq ft and benefits from a higher-than-average energy rating (EPC C-75), and the accommodation is briefly outlined below.

Two good-sized bedrooms and a bright and airy living room that has spotlights; there is also a separate fitted kitchen and a luxury up-graded white bathroom suite with decorative tiling.

A privately enclosed rear garden and Upvc double glazing as well as electric storage heaters complement this low-maintenance home further.

The property is convenient to an abundance of amenities in both Belfast and Lisburn, along with schools, golf courses, and beautiful parklands.

We have no hesitation in recommending viewing for this rare opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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 £129,950

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## Key Features

- Well appointed first floor apartment with its own front door access and privately enclosed rear garden.
- Bright and airy living room.
- Luxury upgraded white bathroom suite with decorative tiling.
- Upvc double glazing / electric storage heaters / Higher-than-average energy rating (EPC C-75)
- Tucked away in this small and private cul de sac setting and offering beautiful, bright and airy accommodation.
- Two good sized bedrooms.
- Separate fitted kitchen.
- Privately enclosed rear garden.
- Convenient to an abundance of amenities in both Belfast and Lisburn.
- Short walk away from the newly improved and extended Derriagh railway station, ideal for those who need to commute.





## GROUND FLOOR

Hardwood glass panelled front door to;

## ENTRANCE HALL

Stairs to;

## FIRST FLOOR

## LANDING

To;

## LIVING ROOM

Solid wood strip floor, spotlights, cornicing.

## BEDROOM 1

Laminated wood effect floor.

## BEDROOM 2

Laminated wood effect floor.

## KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, spotlights, built-in hob and underoven, stainless steel extractor fan, beautifully partially tiled walls, laminated wood effect floor.

## LUXURY WHITE

## BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware beautiful partially tiled walls, spotlights.

## OUTSIDE

Privately enclosed rear garden.

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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. 18188509**

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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