



APT 5 PARK MEWS, DUNMURRY, BELFAST, BT17 0HP



An unique opportunity to acquire an impressive well maintained and presented penthouse apartment with own front door access, that offers well appointed bright living accommodation of approximately 1134 Sq / Ft while enjoying this private and mature setting off Upper Dunmurry Lane. Three excellent bright comfortable double bedrooms, principle bedroom with newly installed luxury ensuite shower room. Generous lounge open to living and casual dining area with feature effect fireplace. Fitted kitchen. White bathroom suite. Gas fired central heating system. Freshly painted throughout / feature floor coverings. Established location offering excellent doorstep convenience within easy walking distance to schools / shops / transport links both Bus and Rail / Dunmurry Village and Tesco only a short distance away. Well worth a visit / chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(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 £164,950

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Key Features

- Impressive well maintained and presented Luxurious Penthouse apartment with own front door access.
- Principle bedroom with Newly installed luxury ensuite shower room.
- Fitted kitchen.
- Gas fired central heating system.
- Established location offering excellent doorstep convenience.
- Three comfortable, bright, double bedrooms.
- Generous Lounge open to living area and casual dining area with feature effect fireplace.
- White bathroom suite.
- Freshly painted throughout.
- Well worth a visit / chain free.





GROUND FLOOR

ENTRANCE HALL

Cloaks space.

SECOND FLOOR

ENTRANCE HALL

Wooden effect strip floor.

LOUNGE / LIVING / DINING AREA

27'6 x 27'6

Feature brick fireplace.

FITTED KITCHEN

10'0 x 7'8

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, underoven, overhead extractor hood, single drainer stainless steel sink unit, plumbed for dishwasher.

PRINIPLE BEDROOM 1

15'5 x 12'7

Velux window.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin and vanity unit, low flush w.c, ceramic tiled floor, velux window.

BEDROOM 2

12'5 x 11'3

Velux window.

BEDROOM 3

12'1 x 9'9

Velux window.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, velux window, plumbed for washing machine

OUTSIDE

Car parking to rear,

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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. 18188779

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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