



35 COLINGLEN ROAD, DUNMURRY, BELFAST, BT17 0LW



A very unique opportunity to acquire a substantial double fronted extended period property, approached by feature automated double gates with remote access to a sweeping driveway, that commands a superior mature elevated secluded Freehold site with outstanding uninterrupted panoramic views over Belfast and out towards the Mourne Mountains. Constructed Circa 1895, ownership within the same family and never sold before, the property boasts: Four exceptional bright double bedrooms / Principle Bedroom with ensuite shower room and further dressing room. Three separate reception rooms. Extended fitted kitchen with a feature Oil Fired Aga / casual dining area. Separate utility room / laundry room or Office. Large bathroom suite with separate shower cubicle. Downstairs cloakroom / W.c. Upvc double glazed windows. Oil fired central heating system. Large detached garage / driveway with ample car parking both front and rear. Mature landscaped gardens with neat lawns, planted areas, apple trees and high hedging. Many original period characteristics to include Feature Deep Moulded Cornice / Bay windows / High Ceilings / Fire places. Offering tremendous convenience and easy access to major road network / M1 Motorway / Belfast City Centre and Lisburn City Centre. An extensive property with much character and warmth that offers well appointed family living accommodation throughout that is difficult to find in today's market. This home will not disappoint. Early viewing advised. Chain Free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	38	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £405,000

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Key Features

- A substantial double fronted extended period family home that enjoys a magnificent elevated mature landscaped freehold site.
- Principle Bedroom with ensuite shower room and further dressing room.
- Extended fitted kitchen with feature Aga / casual dining area.
- Large bathroom suite with separate shower cubicle.
- Upvc double glazed windows / Oil fired central heating system.
- Four exceptional bright double bedrooms.
- Three separate reception rooms.
- Separate utility room / Further Laundry or Office space.
- Downstairs W.c.
- Automatic double gates to extensive car parking / Large detached garage.





GROUND FLOOR

ENTRANCE HALL

To;

LOUNGE

25'0 x 13'5

Feature fireplace with inset and hearth, deep moulded cornicing. Feature Bay window.

FAMILY ROOM

15'1 x 12'7

DINING ROOM

18'2 x 15'3

Feature fireplace with inset and hearth, wood strip floor, deep moulded cornicing, bay window.

EXTENDED FITTED

KITCHEN / DINING AREA

14'8 x 18'2

Range of high and low level units, formica work surfaces, feature sink unit, tiling, breakfast bar, feature oil fired Aga. Plumbed for dishwasher. Tongue and groove ceiling, ceramic tiled floor.

UTILITY ROOM

7'3 x 6'4

Plumbed for washing machine.

SEPARATE W.C

Low flush w.c, pedestal wash hand basin. Oil fired Boiler.

LAUNDRY / OFFICE

9.6 x 7.6

Feature shelving.

FIRST FLOOR LANDING

PRINCIPLE BEDROOM 1

15'9 x 16'0

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, low flush w.c. Wash hand basin. Tiling, ceramic tiled floor, chrome heated towel rail.

DRESSING ROOM

6'5 x 6'3

Feature built-in robes and shelving.

BEDROOM 2

15'7 x 12'4

Built-in robes, wash hand basin.

BEDROOM 3

14'8 x 12'3

Built-in robes, wash hand basin.

BEDROOM 4

15'11 x 12'7

Feature wash hand basin.

LARGE COLOURED

BATHROOM SUITE

Corner panelled bath, telephone hand shower, shower cubicle, low flush w.c, bidet. Wash hand basin. Tiling.

DEVELOPED ROOFSpace

Floored with insulation and light, slingsby type ladder.

OUTSIDE

Feature automated double gates with remote access, mature neat well maintained lawns, planted areas, hedging, Apple trees, sweeping driveway with ample car parking both front and rear.

LARGE DETACHED GARAGE / STORE

Feature roller door and light.

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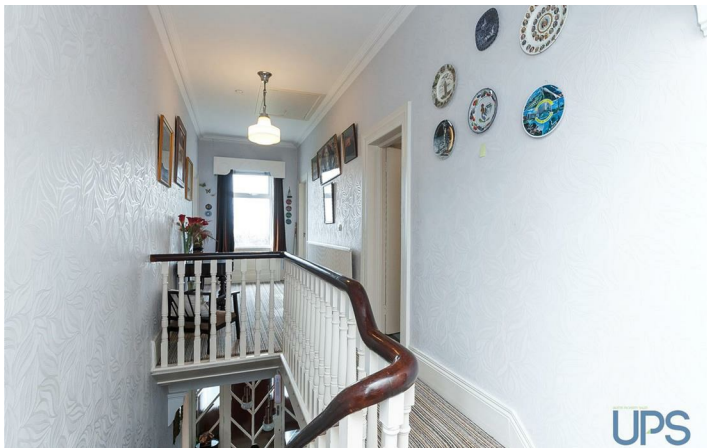








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Questions you may have.

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. 18194584

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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