



7 STATION VIEW, DUNMURRY, BELFAST, BT17 0AE



A fantastic opportunity to purchase this recently refurbished end of terrace home superbly located within this preferred Cul de sac location with outstanding doorstep convenience to include a short walk to Dunmurry railway station, and Dunmurry village with all of its many amenities including Tesco and popular bars and restaurants to name a few.

With up-graded and modern living extending to around 788sqft together with a higher than average energy rating, EPC C-69, this extraordinary chain-free home is not to be missed and the superb living space briefly comprises.

Three good sized bedrooms, all with new floor coverings and spotlights as well as a newly installed white bathroom suite with contemporary tiling and chrome effect sanitary ware completing the first-floor living.

On the ground floor there is a bright and airy living room with spotlights and newly laid floor as well as a newly installed eye catching fitted kitchen with range of built-in appliances.

A newly installed gas central heating system with smart connected thermostat which makes it easy to control your heating as well as fully double glazed and a privately enclosed low-maintenance rear patio with raised flower beds all add to the appeal of this attractive home that is ready for the lucky new owner to simply add their furniture.

The property offers ease of access to both Belfast and Lisburn together with accessibility to the motorway network, arterial links and beautiful Parklands including a selection of Golf

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 69 |
| (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 £149,950

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Key Features

- Recently refurbished end of terrace home superbly located within a short walk to Dunmurry railway station, and Dunmurry village with all of its amenities including Tesco.
- Bright and airy living room with new floor covering and spotlights,
- Newly installed white bathroom suite with contemporary tiling.
- Fully double glazed / Higher than average energy rating, EPC C-69.
- Chain free and ready for the lucky new owner to simply add their furniture.
- Three good sized bedrooms all with new floor coverings and spotlights.
- Eye catching fitted kitchen with range of built-in appliances and beautiful tiling,
- Newly installed gas central heating system with smart connected thermostat.
- Easily accessible to both Belfast and Lisburn as well as arterial links and the motorway network along with leading schools.
- Proximity to beautiful Parklands, Golf courses, and popular bars and restaurants as well as leisure facilities and so much more!





GROUND FLOOR

Upvc front door to entrance porch, laminated wood effect floor, inner door to;

LIVING ROOM

18'9 12'2

Bright and airy living room, newly laid laminated wood effect floor, spotlights;

NEWLY INSTALLED KITCHEN / DINING

12'8 11'7

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, built-in oven, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, newly laid beautiful tiled floor and partially tiled walls, spotlights, Upvc double glazed back door to enclosed garden;

FIRST FLOOR

Spacious landing - new carpet to stairs and landing;

BEDROOM 1

12'4 10'0

Spotlights, newly laid carpet;

BEDROOM 2

11'3 6'6

Spotlights, newly laid carpet;

BEDROOM 3

9'6 7'5

Spotlights, newly laid carpet;

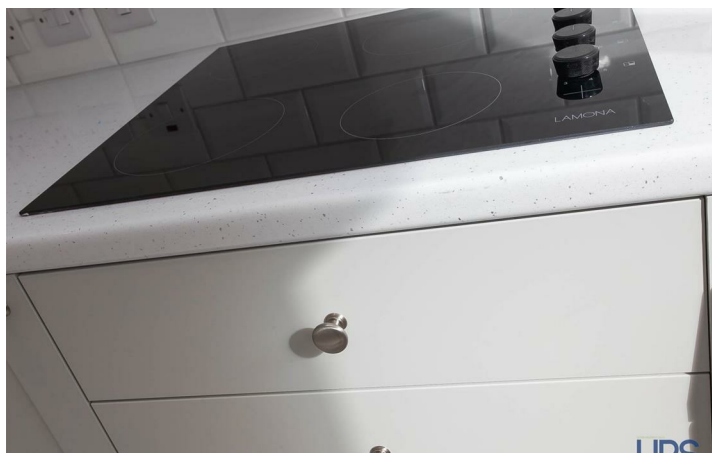
NEW WHITE BATHROOM SUITE

Bath with mixer taps, thermostatically controlled shower unit, low flush W.C, wash hand basin and vanity unit, chrome effect towel warmer, contemporary partially tiled walls and tiled floor, spotlights;

OUTSIDE

Privately enclosed, low maintenance rear patio with raised flower beds.

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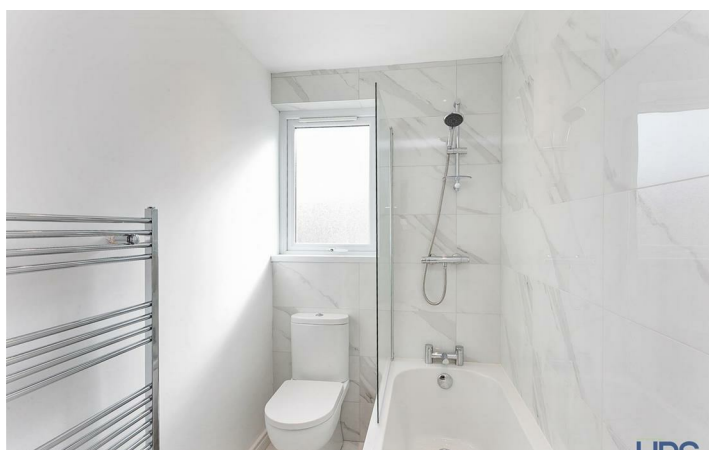
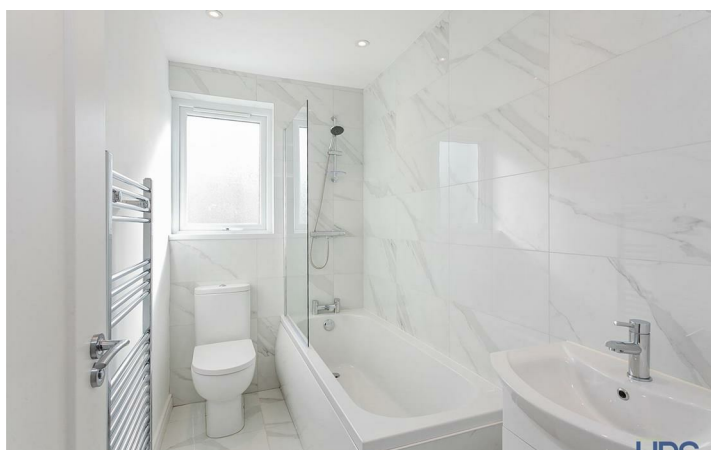








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Questions you may have.

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 Gareth 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. 17760682

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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