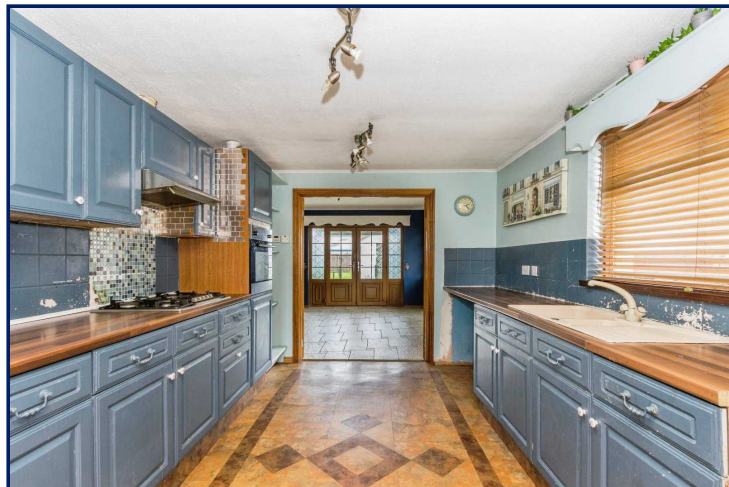
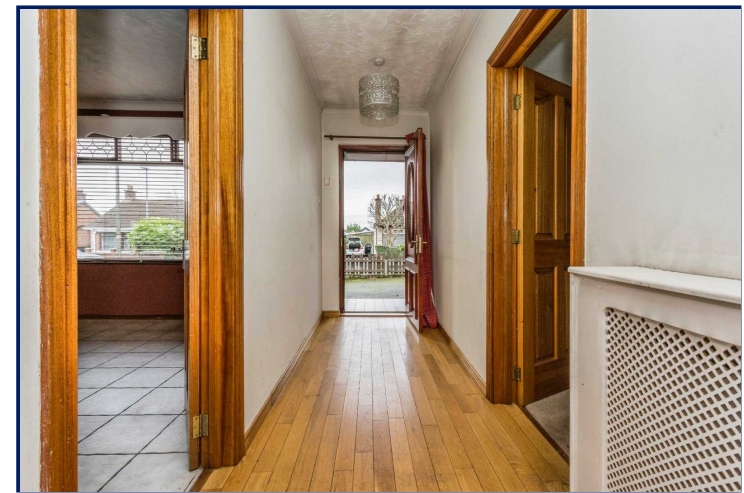


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Fairview Park, Dunmurry, Belfast,
County Down, BT17

Reeds Rains

Asking Price: £225,000
Freehold

reedsrains.co.uk

Fairview Park, Dunmurry, Belfast, County Down, BT17

Asking Price: £225,000 Freehold

Council Tax Band:

EPC Rating: E

n excellent extended detached bungalow situated in this much admired and highly sought after cul-de-sac location.

17'9" x 11'1" (5.4m x 3.38m)

Spacious and well laid out accommodation within and is perfect for those parties wanting to put their mark on a suitable family home for the future.

Store

8'9" x 7'5" (2.67m x 2.26m)

Garage

27' x 12'4" (8.23m x 3.76m)

Up and over door.

Entrance Hall

Living Room

13'11" x 11'11" (4.24m x 3.63m)

Feature fireplace.

Dining Room

13'6" x 11'11" (4.11m x 3.63m)

Tiled flooring

Kitchen

12'10" x 10' (3.9m x 3.05m)

Exceptional range of units, sink unit, gas hob and electric oven.

Reception Room

14'10" x 13'1" (4.52m x 4m)

Doors to rear

Bedroom 1

11'11" x 10'1" (3.63m x 3.07m)

Bedroom 2

13' x 9'2" (3.96m x 2.8m)

Bedroom 3

9'8" x 7'7" (2.95m x 2.3m)

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling.

Landing

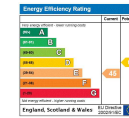
Loft Room

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

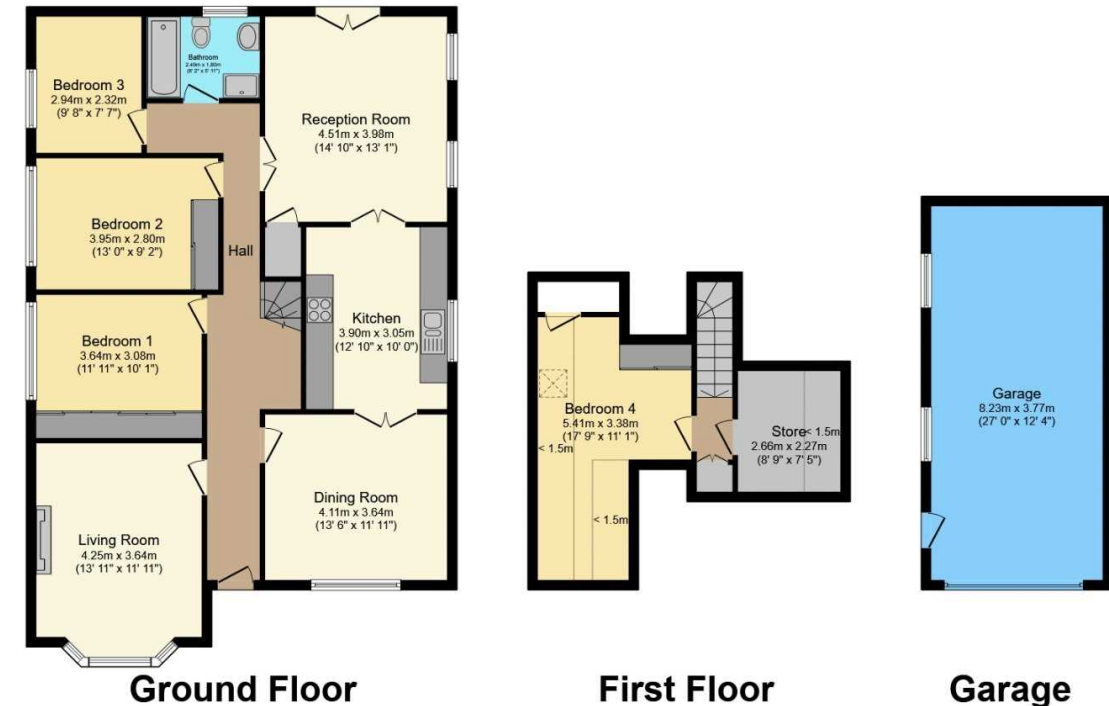
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 164.1 m² (1,766 sq.ft.) approx

Restricted height 8.9 m² (95 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Other important information which you will need to know about this property can be found at reedsrains.co.uk