

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**121 CLOONA PARK,
DUNMURRY, BELFAST, BT17**

OFFERS AROUND £234,950

An impressive and extended semi detached home extending to around an impressive 1185 sq ft and perfectly set tucked away within this extremely desirable and family-friendly neighbourhood just off the established and much sought-after Upper Dunmurry Lane within walking distance to excellent transport links to include bus, taxi, and the Glider service on the Stewartstown Road, not to mention accessibility to Dunmurry Village and railway station, along with an excellent selection of schools, making this sizeable home that offers well-appointed and sizeable accommodation for all the family a star buy.

The home is offered for sale chain-free and is ideally placed close to arterial routes, including the motorway network, and an abundance of amenities in both Belfast and Lisburn, including state-of-the-art leisure facilities, beautiful parklands, and much more. The fantastic accommodation is briefly outlined below.

Four good-sized bedrooms and a bathroom suite at first floor level.

On the ground floor, there is a spacious and welcoming entrance hall as well as a family room that has a bay window, as well as a separate bright and airy lounge that also has a bay window and features double doors leading to a further extended third reception room/dining room that has spotlights. There is also a good-sized fitted kitchen/dining area and a separate utility room that leads to a handy downstairs shower room and an integral garage that has light and power and houses the Worcester gas boiler.

Other qualities include gas-fired central heating and Upvc double glazing together with a well-maintained and privately enclosed rear garden that also has a patio and an additional covered patio space together with an outside tap and off-road parking to the front.

A striking home with four bedrooms, three reception rooms, and two bathrooms coupled with this great location, we have no hesitation in recommending viewing to avoid disappointment.



Key Features

- An extended semi-detached home extending to around an impressive 1185 sq ft, perfectly set tucked away in this extremely desirable and convenient location.
- Three separate reception rooms.
- Additional downstairs shower room.
- Gas fired central heating / Upvc double glazing.
- Walking distance to excellent transport links to include bus and taxi along with the Glider service and accessibility to Dunmurry railway station.
- Four good sized bedrooms and bathroom at first floor level.
- Good-sized fitted kitchen open plan to dining space and access to a separate utility room.
- Integral garage with light and power.
- Well-maintained and privately enclosed gardens/off road parking.
- Offered for sale chain-free and ideally located close to arterial routes, including the motorway network and an abundance of amenities in Lisburn and Belfast. Viewing strongly recommended!



GROUND FLOOR

Hardwood glass panelled front door with glass side panels to;

LOUNGE

12'10 x 10'10

Bay window, wood strip floor, cornicing.

LIVING ROOM

16'3 x 8'9

Bay window, cornicing, double doors to;

EXTENDED DINING ROOM

14'2 x 8'6

Beautiful tiled floor, spotlights.

KITCHEN

16'10 x 10'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated dishwasher, stainless steel extractor fan, beautiful tiled floor and partially tiled walls, breakfast bar, spotlights, vertical radiator, Upvc double glazed sliding patio doors to rear garden.

SEPARATE UTILITY ROOM

16'11 x 10'8

Access to;

INTEGRAL GARAGE

Roller door, light and power, Worcester boiler.

DOWNSTAIRS SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, tiled floor.

FIRST FLOOR

LANDING

Spotlights.

BEDROOM 1

10'5 x 9'5

Built-in robes, cornicing, centre rose.

BEDROOM 2

11'11 x 7'6

Laminated wood effect floor, built-in robes.

BEDROOM 3

8'5 x 7'10

Built-in robes.

BEDROOM 4

9'3 x 7'3

BATHROOM

Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, tiled walls and floor.

OUTSIDE

Privately enclosed, well maintained rear garden and patio, outdoor tap, covered patio area, well maintained front garden, wall, railing and gates leading to integral garage.



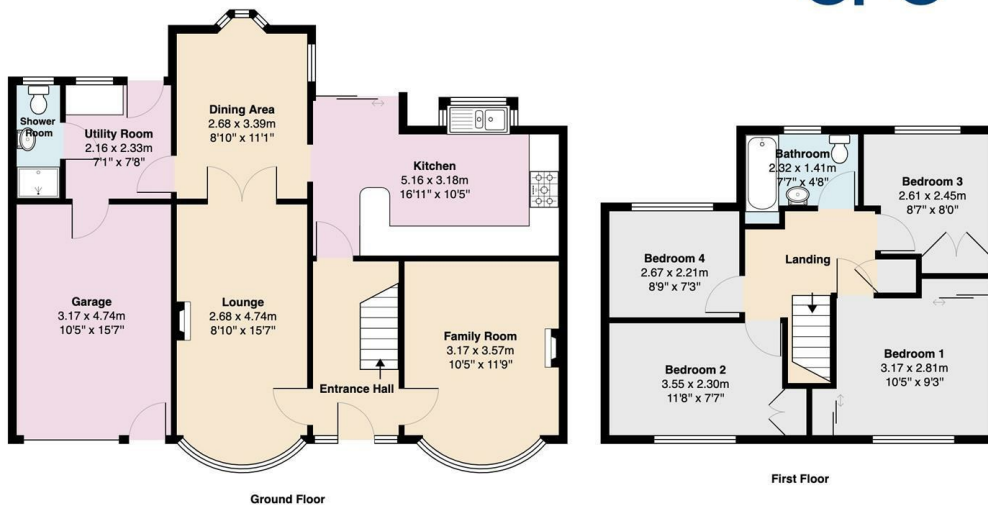








121, Cloona Park, Dunmurry, BELFAST, BT17 0HF



Total Area: 110.1 m² ... 1185 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
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028 9336 5986

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028 9072 9270

DONAGHADEE
028 9188 8000

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028 4461 4101

FORESTSIDE
028 9064 1264

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028 9083 3295

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028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
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