

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**15 MAGNOLIA PARK,
TWINBROOK, BELFAST,**

OFFERS AROUND £134,950

A superb opportunity to purchase this competitively priced mid-terrace home, benefitting from an attractive outlook to the front over greenery as well as off-road car parking to the rear and fantastic accessibility to lots of nearby amenities, including lots of schools, shops, and transport links, along with the Glider service and state-of-the-art leisure facilities, to name a few!

The property is convenient to both Belfast and Lisburn, as well as arterial routes, including the wider motorway network. The spacious accommodation is briefly outlined below.

Three bedrooms, all with built-in robes and a shower room at first-floor level.

On the ground floor there is a sizeable living room with a bay window and double doors to a kitchen/dining area.

Other qualities include oil-fired central heating and double glazing.

A very popular location, we have no hesitation in recommending an early viewing to avoid disappointment.



Key Features

- Competitively priced mid terrace home benefitting from an attractive outlook to the front over the greenery.
- Sizeable living room with a bay window and double doors to kitchen / dining area.
- Oil fired central heating system / double glazing.
- Fantastic accessibility to lots of nearby amenities, including schools, shops, and transport links.
- Proximity to lots of schools and amenities as well as state-of-the-art leisure facilities and beautiful parklands.
- Three bedrooms all with built-in robes.
- Shower room on first floor.
- Off road car parking to the rear.
- Ideally placed close to both Belfast and Lisburn, as well as arterial routes and the wider motorway network.
- Early viewing strongly recommended!



GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

13'10 x 13'6

Wooden effect strip floor, bay window, cornicing, attractive fireplace, attractive wood panelling, double doors to;

KITCHEN / DINING AREA

17'1 x 9'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, extractor canopy, display cabinets, open plan to dining space.

FIRST FLOOR

SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, tiled walls and floor.

BEDROOM 1

10'11 x 9'11

Wood strip floor, built-in robes.

BEDROOM 2

11'8 x 9'2

Laminated wood effect floor, built-in robes.

BEDROOM 3

9'4 x 7'8

Wood strip floor, built-in robes.

OUTSIDE

Carparking to rear.



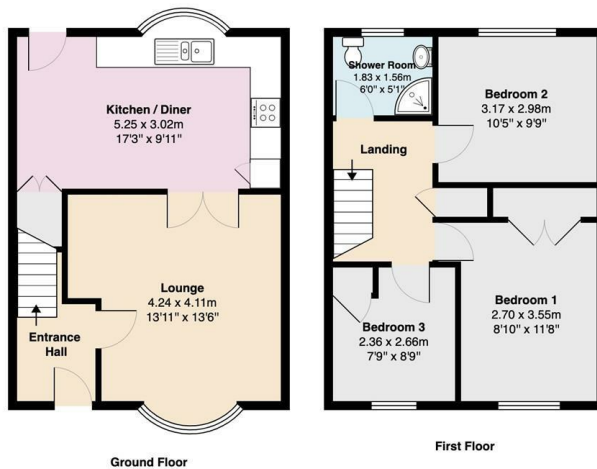








15 Magnolia Park, Dunmurry, BELFAST, BT17 0DS



Total Area: 77.2 m² ... 831 ft²
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			
(39-54) E		48	70
(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

ANDERSONSTOWN
028 9060 5200

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NEWTOWARDS
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RENTAL DIVISION
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