



## 49 BALLYCOLIN ROAD, DUNMURRY, BELFAST, CO ANTRIM, BT17 0NN

An impressive and substantial detached bungalow that commands a superior panoramic position within this established location that offers fantastic countryside views. Four bright, well appointed double bedrooms. Principle bedroom with ensuite shower room. One generous reception room with feature wood burning stove. Large fitted kitchen with a feature Island and casual dining area. Separate Utility room. Luxury white bathroom suite with separate shower cubicle. Cloakroom / w.c. Feature spacious welcoming entrance Hall with Access to: Developed, floored and sheeted roofspace with feature Velux windows / slingsby type ladder / Storage. Upvc double glazed windows / eaves and fascia also in Upvc. Oil fired central heating system. Large detached double garage with twin doors, light and power, separate w.c. Feature pillars / double gates to driveway with ample carparking. Gardens fenced to an open aspect. This home extends to around an impressive 1513 sqft ( Excluding the Roofspace ) and enjoys a most peaceful and tranquil setting which benefits from being minutes away from all the abundance of amenities in Belfast and Lisburn, and can only be fully appreciated upon a private inspection which can be arranged strictly by appointment only with our office, 02890605200.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £364,950

## Key Features

- Impressive and substantial detached bungalow that commands a superior position with fantastic panoramic views.
- Principle bedroom with ensuite shower room.
- Large fitted kitchen with casual dining area / Separate Utility room and W.c
- Developed, floored and sheeted roofspace offering fantastic potential.
- Oil fired central heating system / feature Cast Iron Wood Burning Stove.
- Four excellent bright, well appointed double bedrooms.
- One generous reception rooms with feature wood burning stove.
- Luxury white bathroom suite with separate shower cubicle
- Upvc double glazing, eaves and fascia.
- Large detached double garage with twin doors, light and power with separate W.c.





## GROUND FLOOR

Upvc double glazed entrance door to;

### SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

### INNER HALL

Double built-in cupboard, roofspace access.

### LOUNGE

18'7 x 14'6

Feature fireplace with slate tiled hearth and cast iron Wood Burner, feature flooring.

### LUXURY FITTED KITCHEN / DINING AREA

18'2 x 13'7 x

Excellent range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, 4 ring ceramic hob, double oven, overhead extractor hood, single drainer stainless steel sink unit, integrated dishwasher, fridge and freezer. Feature Island, casual dining area.

### UTILITY ROOM

Range of units, separate w.c, wash hand basin.

### PRINCIPLE BEDROOM 1

14'5 x 13'5

Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, double wash hand basin, low flush w.c, tiling, ceramic tiled floor.

### BEDROOM 2

12'3 x 11'4

Wooden effect strip floor.

### BEDROOM 3

10'5 x 9'5

Wooden effect strip floor.

### BEDROOM 4 / or FAMILY ROOM

10'2 x 10'0

### WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, fully tiled shower cubicle, thermostatically controlled shower unit, ceramic tiled floor, fully tiled walls, hotpress with copper cylinder and water tank.

### DEVELOPED ROOFSPACE

Floored and sheeted, velux windows, feature gable window. Storage. Slinsby type ladder.

### OUTSIDE

Feature pillars and double gates to tarmac driveway, ample carparking to front side and rear.

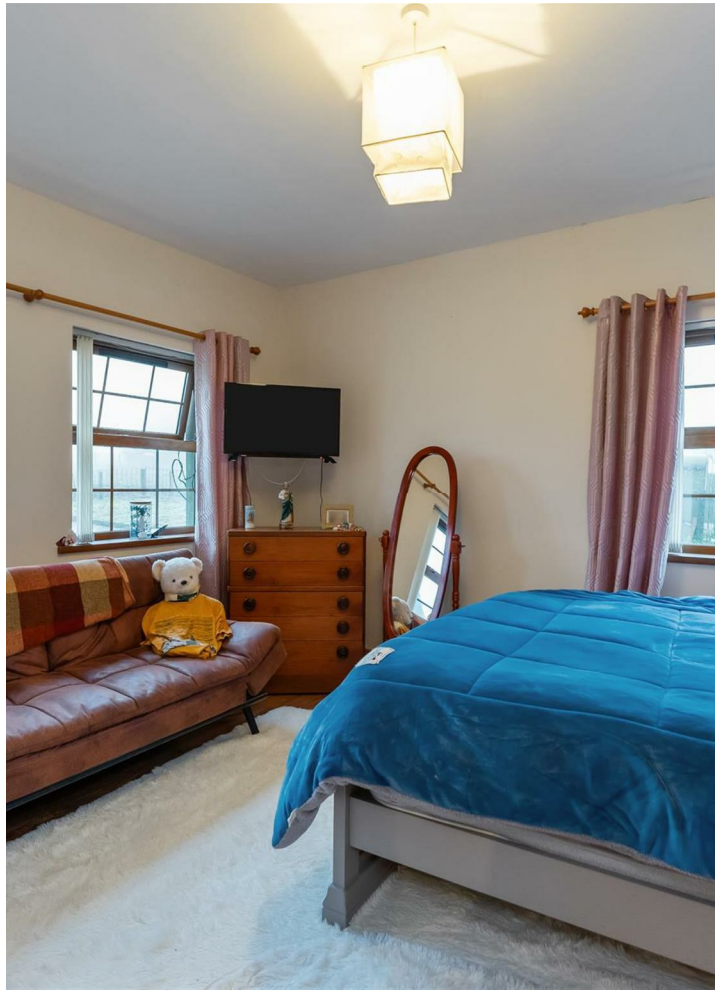
### LARGE DETACHED DOUBLE GARAGE / WORKSHOP

30'0 x 13'0

Roller doors, radiators x 2, light and power, pvc oil tank, oil fired boiler, separate w.c.

**49 BALLYCOLIN ROAD, DUNMURRY, BELFAST, CO ANTRIM, BT17 0NN**









# 49 BALLYCOLIN ROAD, DUNMURRY, BELFAST, CO ANTRIM, BT17 0NN



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 Andersonstown 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. 18233352**

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

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

