

# For Sale

SimonBrien

Asking Price: £285,000



6 Yew Tree Mews  
Dunmurry  
Belfast  
BT17 9FU

[simonbrien.com](http://simonbrien.com)



Simon Brien Residential are delighted to offer this well presented three bedroom semi-detached home which is finished to a high standard throughout. Situated in the recently constructed development of "Yew Tree Mews" in Dunmurry, the property has the ideal location with Lisburn and Belfast only a few minutes' drive away. The property is ideal for commuters with the M1 and the International Airport being only a short drive away. There is also a host of local amenities and schools in the immediate area, making this an ideal purchase.

Internally, the accommodation comprises three bedrooms including a master with ensuite shower room, well-appointed lounge, kitchen / diner, family bathroom and downstairs WC. Externally the property benefits from driveway parking and a really good sized enclosed rear garden in lawn with a paved sitting area.

Being in an area of high demand this property has to be viewed to appreciate all it has to offer.





### Special Features & Services

- Superb Semi-Detached Property In An Extremely Popular Development
- High Specification & Turnkey Finish Throughout
- Lounge
- Modern Fitted Kitchen With Integrated Appliances, Open Plan To Dining Area With Double uPVC Doors Leading Outside
- Three Bedrooms with Ensuite Shower Room
- Ground Floor WC
- Luxury Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Private Driveway Parking For Multiple Vehicles
- Good Sized Fully Enclosed & Private Rear Garden

### Accommodation

#### Entrance Hall

uPVC door

#### Kitchen/Dining

16'7" x 12' (5.05m x 3.66m): Range of high and low level units, integrated fridge freezer, under bench electric units, integrated fridge freezer, under bench electric oven, 'NEFF' 4 ring gas hob, stainless steel extractor fan, LOGIC gas boiler, spotlighting, ceramic tiled floor, double uPVC doors to patio

#### Living Room

16'7" x 11'11" (5.05m x 3.63m):

#### Utility Room

6'6" x 5'2" (1.98m x 1.57m):

#### Cloakroom

5'10" x 3'3" (1.78m x 1m): Ceramic tiled floor, low flush WC, pedestal wash hand basin, extractor fan

#### First Floor Landing

Storage cupboard

#### Master Bedroom

12'7" x 11'11" (3.84m x 3.63m):

#### Ensuite

11'3" x 3'7" (3.43m x 1.1m): Tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, spotlighting

#### Bedroom 2

12' x 8'1" (3.66m x 2.46m):

#### Bedroom 3

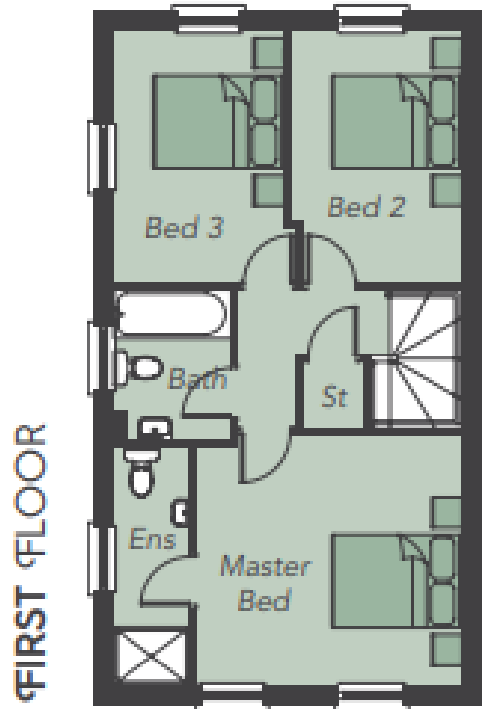
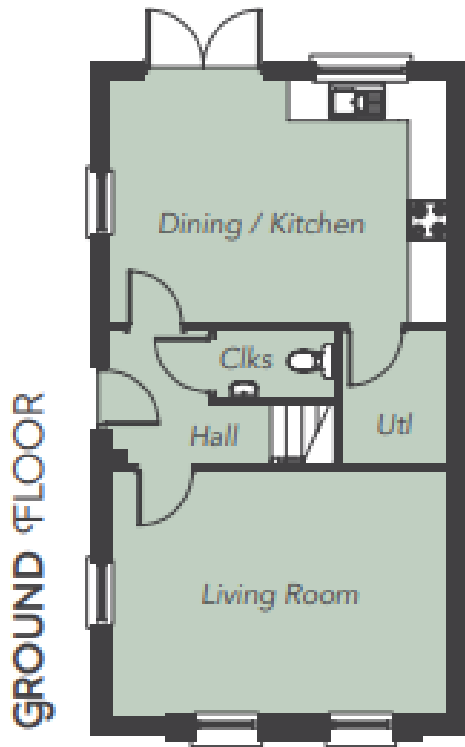
12' x 8'1" (3.66m x 2.46m):

#### Bathroom

7'2" x 5'6" (2.18m x 1.68m): Ceramic tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel radiator, bath with tiled wall and shower cubicle, spotlighting

**Outside** Tarmac driveway to the side of the property, good sized enclosed rear garden in lawn with paved sitting area





#### NEGOTIATOR

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#### MORTGAGE ADVICE

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# SimonBrien



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