



62 SUNNYHILL PARK, UPPER DUNMURRY LANE, BELFAST, BT17 0PZ

Open to cash offers only—this property requires significant refurbishment throughout and is sold as seen. Semi-detached home. Three bedrooms. Two separate reception rooms. Kitchen area. Bathroom on the first floor. Gardens front and rear. Chain free. Immediate possession. Popular cul-de-sac location just off the established and highly sought-after Upper Dunmurry Lane in proximity to lots of amenities along with Dunmurry railway station and Dunmurry Village, as well as arterial routes and the motorway network, to name a few!

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

ASKING PRICE £110,000

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Key Features

- CASH OFFERS ONLY AND SOLD AS SEEN!
- Three bedrooms.
- Kitchen facility.
- Gas heating (not checked)
- Immediate possession.
- Semi-detached home located in this highly desirable residential location close to Dunmurry village and lots of amenities along with the railway.
- Two separate reception rooms.
- Bathroom on first floor.
- Front and rear gardens.
- Chain-free.



GROUND FLOOR

Hardwood front door to;

SPACIOUS ENTRANCE HALL

To;

LIVING ROOM

13'8 x 10'1

DINING ROOM

10'6 x 9'10

KITCHEN

13'1 x 5'0

FIRST FLOOR

BEDROOM 1

11'7 x 10'0

BEDROOM 2

11'0 x 9'8

BEDROOM 3

6'2 x 5'9

BATHROOM

Bath, low flush w.c, wash hand basin.

OUTSIDE

Gardens front and rear.

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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. 18265144

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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BALLYNAHINCH
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