


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

24 Glenshesk Park, Dunmurry, Belfast, BT17

Asking Price: £219,950

 Reeds Rains

reedsrains.co.uk

Glenshesk Park, Dunmurry, Belfast, BT17

Asking Price: £219,950

EPC Rating: C

A Beautiful Semi Detached Family Home Walking Distance From The Shops & Cafes In Dunmurry Village.

DESCRIPTION

We are delighted to offer to the sale's market, this magnificent semi detached family home, situated in a quiet cul-de sac location off the Glenburn Road, walking distance from the many local amenities in Dunmurry Village. The home also boasts a straight forward commute to the Belfast City Centre and Lisburn, by car, or the extensive bus and railway services that are available.

This superb property has been beautifully updated and maintained by the current owners, leaving the very lucky purchaser with little to do but move in.

The home offers excellent accommodation throughout, with the ground floor offering a bright family room with wood burning stove, and a stunning open plan kitchen and dining room with sliding doors leading to a most impressive rear garden. Moving to the first floor, there are three very spacious bedrooms and a beautiful shower room with white suite.

Externally, there is a large driveway to the front offering ample car parking space, and to the rear there is a large rear garden with plants and shrubs. There is also a large garage with heating & electric providing potential for various uses, including an office space or home gym. The property further benefits from PVC double glazing & a gas fired central heating system.

Due to the condition and location of the property, we expect very high levels of interest and would recommend early viewing to avoid missing out on all that this family home has to offer.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with composite front door, under-stair storage and hardwood flooring.

Living Room

12'4" x 12'4" (3.76m x 3.76m)
A bright family room with hardwood flooring, ceiling cornicing, wood burning stove and double doors leading to the kitchen/dining area.

Kitchen/Diner

18'8" x 11'5" (5.7m x 3.48m)
A beautiful kitchen and dining space with sliding doors to the rear garden. The kitchen has an excellent range of high and low level units and integrated appliances to include the dishwasher, gas hob, and oven. There is also a stainless steel extractor hood, and 'Belfast sink' with swan neck mixer tap. The space has been finished with hardwood flooring and ceiling spotlights.

FIRST FLOOR

Bedroom One

10'11" x 10'6" (3.33m x 3.2m)
A double bedroom with built in robes, carpet and an outlook to the cul-de-sac.

Bedroom Two

11'5" x 9'2" (3.48m x 2.8m)
A double bedroom with carpet, built in robes and an outlook to the rear garden.

Bedroom Three

9'3" x 8'3" (2.82m x 2.51m)
An impressive third bedroom with carpet and an outlook to the cul-de-sac.

Shower Room

7'5" x 6'1" (2.26m x 1.85m)
A fully tiled shower room with white suite to include a large walk in shower cubicle with overhead thermo-controlled unit, a low flush wc and a wash hand basin with mixer tap.

There is also a heated towel rail.

OUTSIDE

Externally, there is a really spacious driveway offering ample car parking space. There is a garage with electric and heating, which has been plumbed for a washer and dryer. The garage has potential for various uses, including home office or gym. There is an extremely impressive garden to the rear and a patio area.

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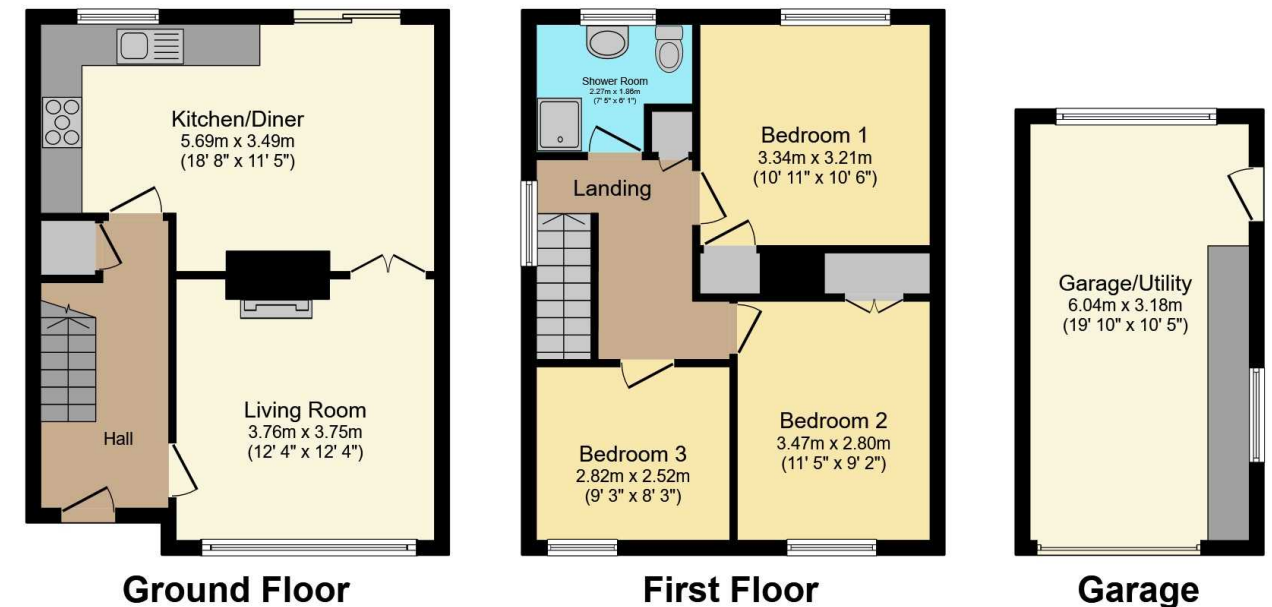
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 103.7 sq.m. (1,116 sq.ft.) approx

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