



4 ALTAN PARK, DUNMURRY, BELFAST, BT17 0UG



- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Inset Log And Flame Effect Electric Fire
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Rear Porch With Tiled Floor And PVC Double Glazed Door To Rear Patio Garden
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Two Built In Storage Cupboards With Light)

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DLI40225SR

- Luxury Bathroom With White Suite Including Thermostatic Shower
- Floored Roofspace With Light And Power And Slingsby Style Ladder
- Front Garden Laid In Lawn Plus Pavior Brickset Driveway And Parking Area With Double Gates
- Rear Patio Garden Laid In Paving Plus Side Paved Patio Area
- Garden House With Light And Power
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

13' 7" x 11' 4" (4.15m x 3.45m)

Inset log and flame effect electric fire. Bow window.



LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 9" x 9' 4" (5.41m x 2.85m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven. Integrated hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor unit in black stainless steel and glass canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Center island unit with quartz effect work surface and dining bar. Tiled floor. Recessed spotlights. Low level lighting. Storage under stairs with light and power. PVC double glazed double doors to side patio area.

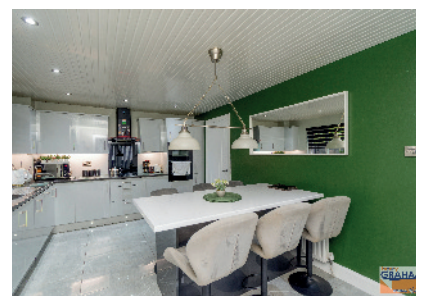


REAR PORCH:

Tiled floor. PVC double glazed door to rear patio garden. Store.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Laminated timber floor.



FIRST FLOOR

LANDING:

Built in robes with sliding mirror doors and fitted interior.

BEDROOM (1):

11' 7" x 10' 4" (3.52m x 3.14m)



BEDROOM (2):

11' 6" x 9' 11" (3.50m x 3.01m)

Two built in storage cupboards with light.



BEDROOM (3):

8' 4" x 7' 2" (2.55m x 2.18m)

Measurements taken to widest points.



LUXURY BATHROOM:

White suite. PVC panelled bath with mixer tap. Thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Heated towel rail. PVC panelled walls. Laminated tiled floor. Recessed spotlights.



ROOFSPACE:

Floored. Light and power. Roof window. Slingsby style ladder. Gas fired boiler.

OUTSIDE

Front garden laid in lawn with mature trees. Pavior brickset driveway and parking area with double gates. Paved patio area to side. Rear patio garden laid in paving. Raised flowerbeds with shrubbery. Outside tap and light. External power sockets. Garden house with light and power.



DIRECTIONS

From Stewartstown Road turn onto Lagmore Avenue. Turn right onto Altan Park. Number 4 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

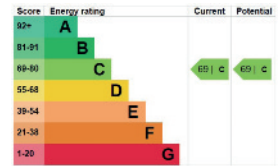


TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,000.78



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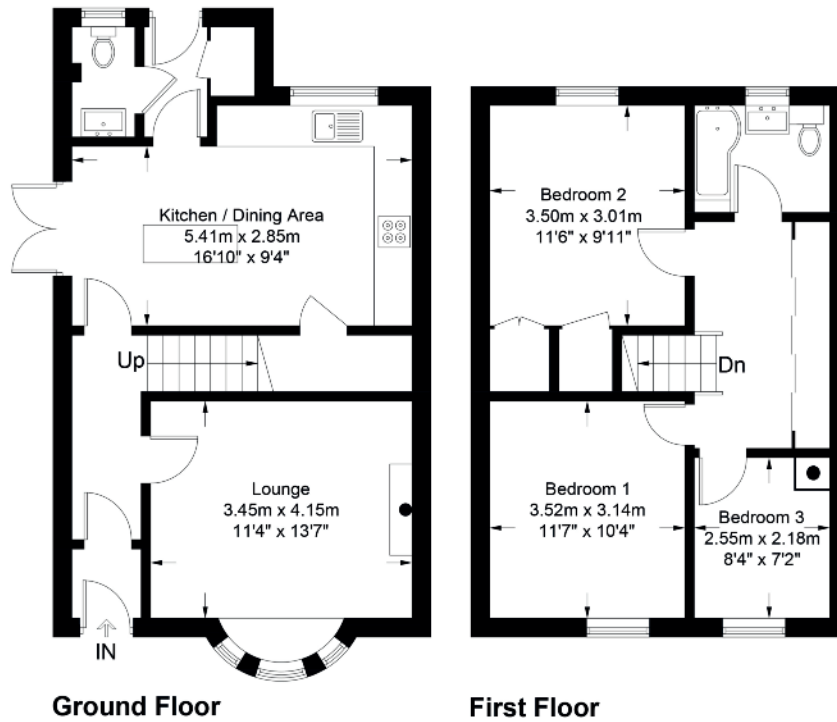


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (946513)

VALUATION SERVICE
We can arrange a *FREE* pre sale valuation of your property at a time to suit you.

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