



## 36 JUNIPER PARK, TWINBROOK, BELFAST, BT17 0BB

An opportunity to acquire a well maintained and presented, extended mid townhouse that enjoys a very private south facing position within this established cul de sac location. Three excellent, bright, comfortable bedrooms. One large reception room. Fitted kitchen open to a casual dining area with further extended rear porch / storage / cloaks space. Extended luxury finished downstairs wet room. White bathroom suite. Upvc double glazed windows. Gas fired central heating system with a recently upgraded feature gas boiler. Good, fresh presentation throughout. Feature floor coverings / internal doors. Double gates to rear / access / car parking / chain free / immediate possession. Tremendous doorstep convenience within easy walking distance to local Schools / Leisure Centre / Shops / Transport links to include the Glider Service, all within a short distance. Fantastic first time buy. Well worth a visit.

| 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    |   |         |           |

OFFERS AROUND £149,950



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### Key Features

- Well maintained and presented, extended mid town house that enjoys a very private, south facing position.
- One large reception room.
- Extended luxury finished downstairs wet room.
- Upvc double glazed windows.
- Feature floor coverings / Internal doors / Good, fresh presentation throughout.
- Three excellent, bright, comfortable bedrooms.
- Fitted kitchen open to a casual dining area with further extended rear porch / storage.
- White bathroom suite.
- Gas fired central heating system with a recently upgraded feature gas boiler.
- Double gates / Car parking to rear / Well worth a visit / Chain free / Immediate possession.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### LOUNGE

14'2 x 13'7

Wooden effect strip floor, feature fireplace with inset and hearth.

### FITTED KITCHEN / DINING AREA

11'9 x 10'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, plumbed for washing machine, overhead extractor hood.

### REAR EXTENDED PORCH / CLOAKS SPACE

Upvc double glazed back door.

### EXTENDED WET ROOM

Fully tiled shower facility, electric shower unit, pedestal wash hand basin, low flush w.c, electric shower unit, chrome heated towel rail.

## FIRST FLOOR

### BEDROOM 1

12'6 x 11'1

Built-in robes.

### BEDROOM 2

11'3 x 10'2

### BEDROOM 3

9'3 x 8'3

Built-in robes.

## WHITE BATHROOM SUITE

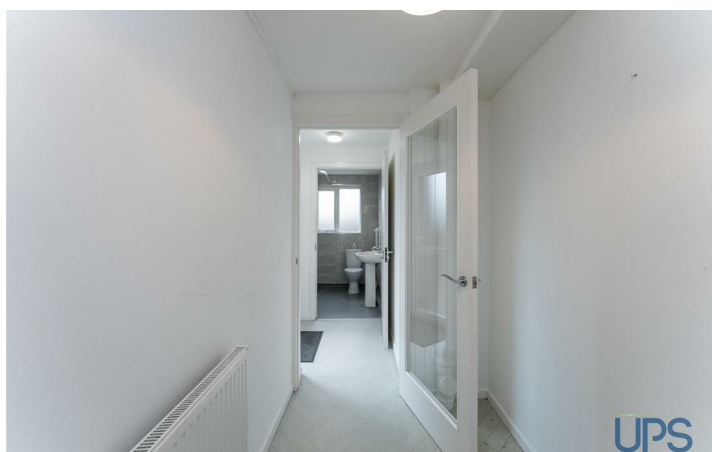
Panelled bath, pedestal wash hand basin, low flush w.c, tiling, thermostatically controlled shower unit.

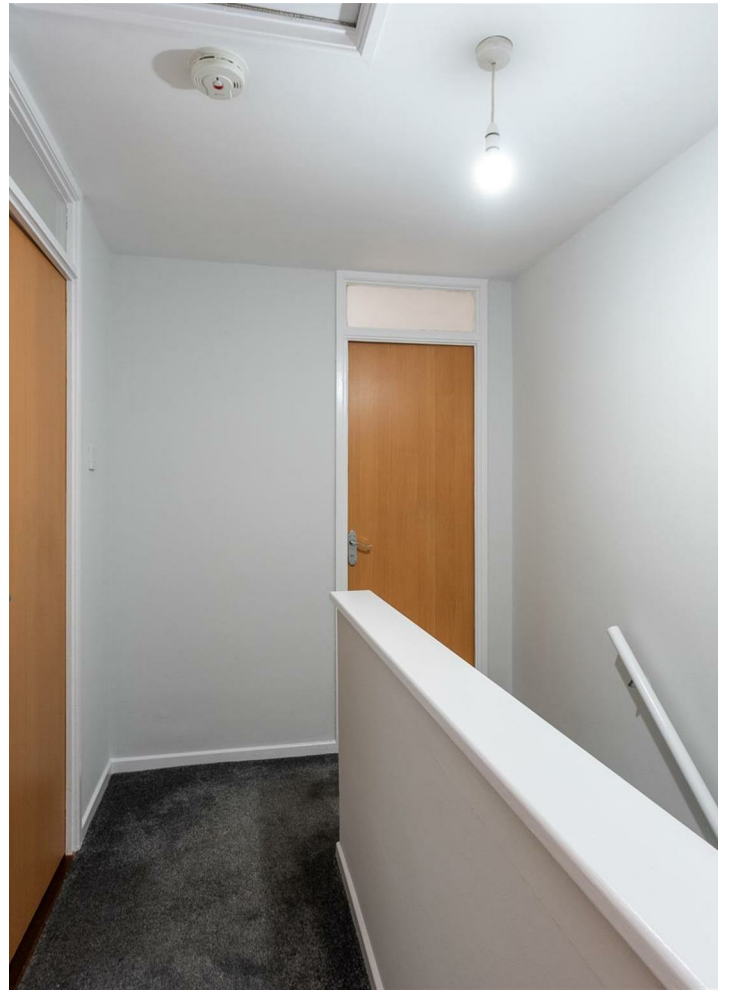
## OUTSIDE

Enclosed and private to rear, double gates to car parking. Feature flagging and paving to front, with pillars, wall and railings.



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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. 18290361**

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.

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