



4 SUNNYMEDE AVENUE, DUNMURRY, BELFAST, BT17 OPX



A comfortable, well maintained, extended semi detached property that enjoys a mature, south facing position within a highly regarded cul de sac location off the increasingly popular Upper Dunmurry Lane area. Two good double bedrooms. Extended lounge open with sizeable living area. Extended fitted kitchen / dining area. White bathroom suite. Developed, floored and sheeted roofspace. Upvc double glazed windows. Oil fired central heating system. Good presentation. Car parking to front while enclosed and private south facing rear garden. Competitively priced first time buy. Fantastic convenience within easy walking distance to shops / Dunmurry's Tesco / Rail and Bus links. Well worth a visit. Chain free / immediate possession.

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	33	
(1-20)	G		51
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £134,950

4 SUNNYMEDE AVENUE, DUNMURRY, BELFAST, BT17 OPX

Key Features

- Well maintained extended semi detached property within a popular cul de sac location.
- Extended lounge / Living area.
- White bathroom suite.
- Upvc double glazed windows.
- Good presentation.
- Two good double bedrooms.
- Extended fitted kitchen / dining area.
- Developed, floored and sheeted roofspace.
- Oil fired central heating system.
- Carparking to front / south facing rear garden.





GROUND FLOOR

ENTRANCE PORCH

To:

EXTENDED LOUNGE / DINING AREA

21'0 x 12'9

Feature fireplace, wooden effect strip floor, downlighters.

EXTENDED KITCHEN / DINING AREA

15'3 x 16'7

Range of high and low level units, formica work surfaces, tiling, plumbed for washing machine, plumbed for dishwasher, wooden effect strip floor, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

16'1 x 9'3

BEDROOM 2

9'0 x 8'0

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, ceramic tiled floor, electric shower unit.

DEVELOPED ROOFSpace

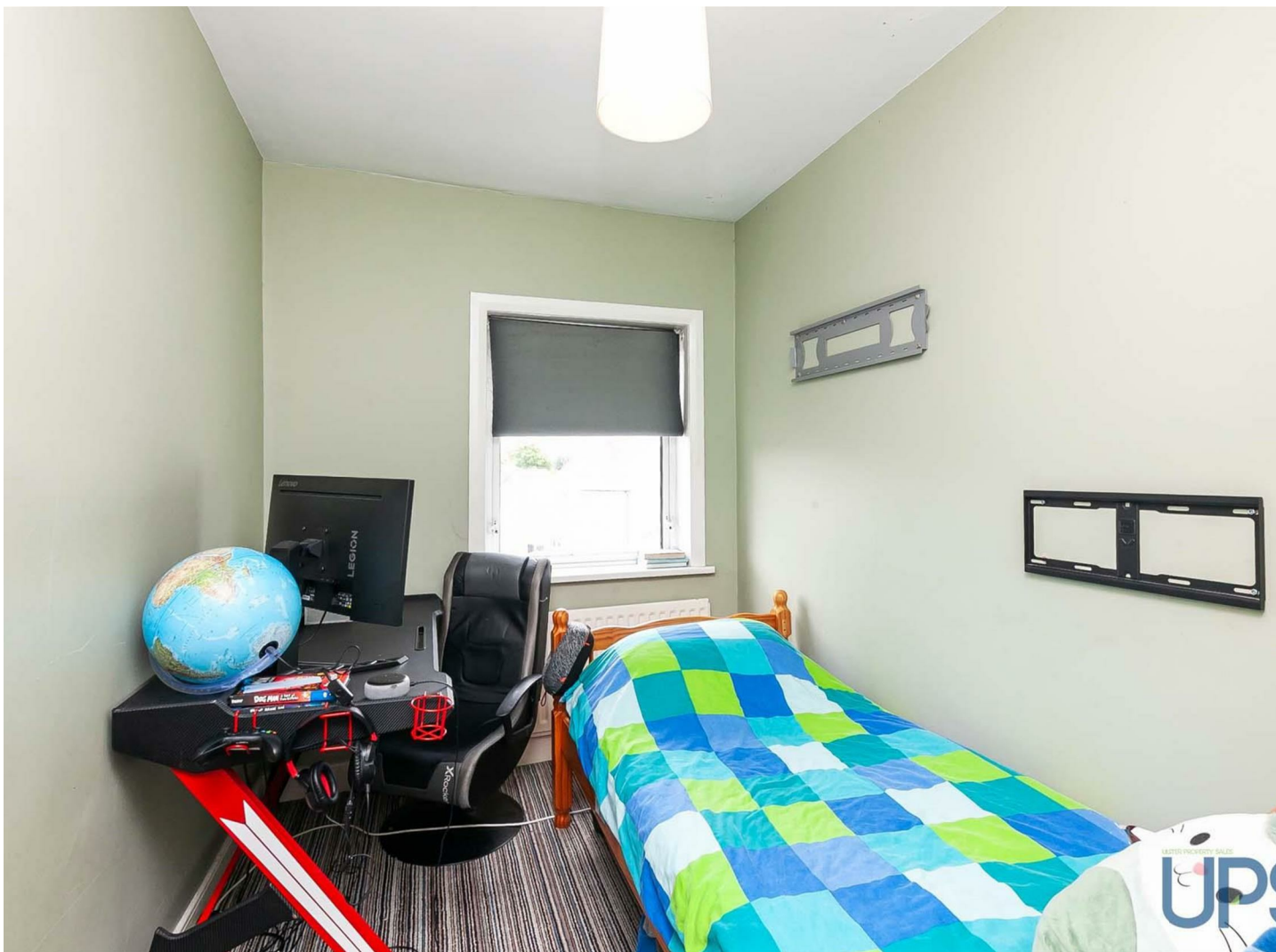
13'3 x 10'3

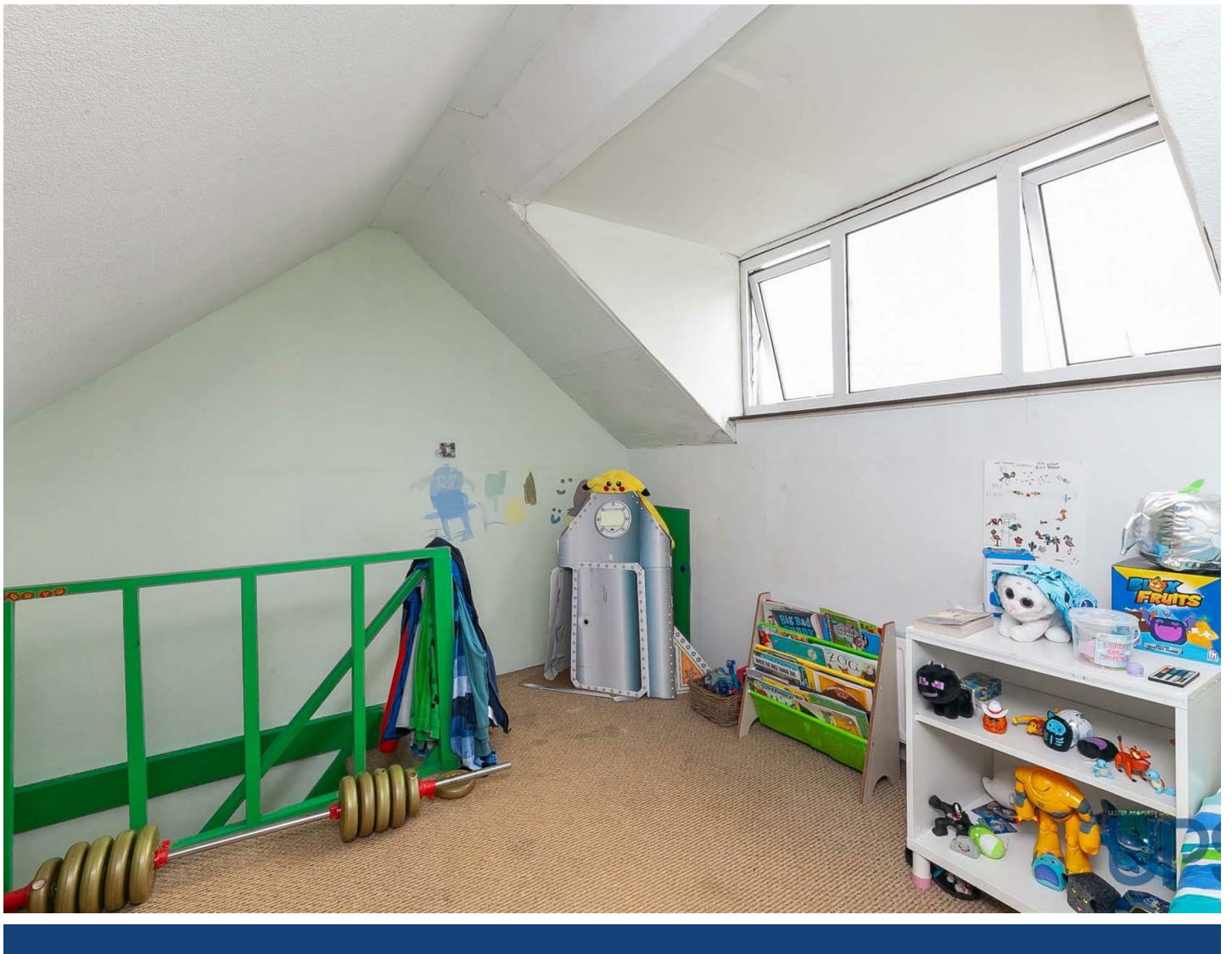
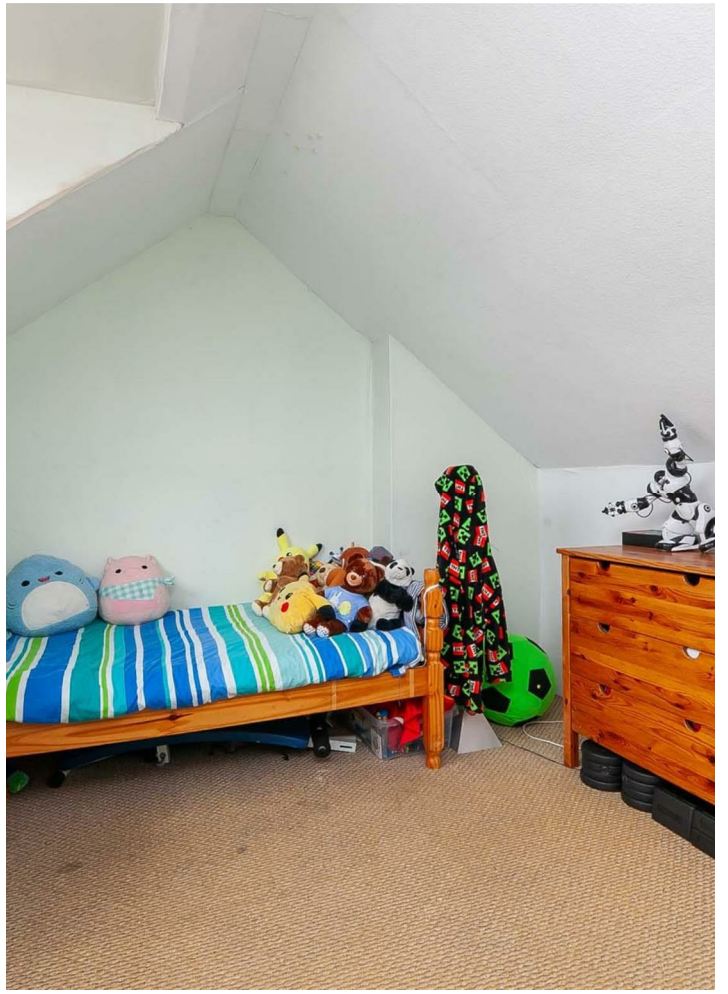
Floored and sheeted, light and power, storage.

OUTSIDE

Housed oil fired boiler, pvc tank, driveway to front, enclosed and private, south facing garden to rear.

4 SUNNYMEDE AVENUE, DUNMURRY, BELFAST, BT17 OPX









4 SUNNYMEDE AVENUE, DUNMURRY, BELFAST, BT17 OPX



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. 18039488

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

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark