



43 BROOKLANDS GRANGE

Dunmurry BT17 0SA

- Fantastic semi detached family home within a mature Cul de sac location off Upper Dunmurry Lane.
- Three excellent bright double bedrooms.
- Two separate receptions.
- High gloss fitted kitchen.
- Luxury white shower suite.
- Oil fired central heating system.
- Upvc double glazed windows / Patio doors
- Landscaped private and secure mature gardens.
- Large attached garage.
- Immediate possession / chain free.

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

Offers Around £189,950

43 Brooklands Grange

, Dunmurry, BT17 0SA



GROUND FLOOR

Open entrance porch, Upvc double glazed entrance door;

ENTRANCE HALL

Ceramic tiled floor, feature glass and oak Bannister;

LOUNGE

14'3 11'8 (4.34m 3.56m)

Feature fireplace, inset and hearth, wooden stripped flooring, Double doors to;

DINING ROOM

10'8 8'2 (3.25m 2.49m)

Ceramic tiled floor, Upvc double glazed double doors;

LUXURY FITTED KITCHEN

9'8 8'8 (2.95m 2.64m)

Range of high and low level units, feature work tops, tiling, ceramic tiled floor, large Belfast sink, plumbed for washing machine, overhead extractor hood.

FIRST FLOOR

BEDROOM 1

14'4 11'4 (4.37m 3.45m)

Wooden effect stripped floor;

BEDROOM 2

11'9 10'11 (3.58m 3.33m)

Wooden effect stripped floor;

BEDROOM 3

8'7 7'5 (2.62m 2.26m)

Wooden effect stripped floor, built-in robe;

LUXURY SHOWER SUITE

Shower cubicle, electric shower unit, feature flooring and tiling, wash hand basin and built-in unit, low flush w.c.

LARGE ATTACHED GARAGE

26'0 10'2 (7.92m 3.10m)

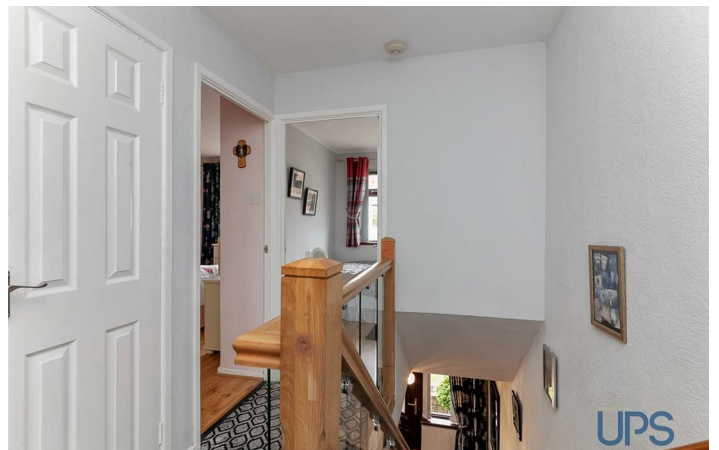
Up and over door, light and power. Oil fired boiler;

OUTSIDE

Landscaped gardens front and rear with planting, paving, raised boarders and Fencing. Secure and private to rear. Feature paved driveway / car parking to front.



Directions



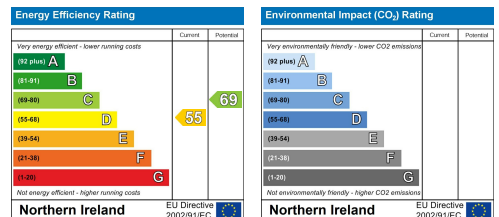
Floor Plan

43 Brooklands Grange, Dunmurry, BELFAST, BT17 0SA



Total Area: 72.7 m² ... 782 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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