

ULSTER PROPERTY SALES

UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**54 HAZELWOOD AVENUE,  
DUNMURRY, BT17 0SY**

**OFFERS AROUND £164,950**

A comfortable well maintained and presented semi detached property that enjoys a prime position within this private cul de sac off the Stewartstown Road. Three good bright comfortable bedrooms and one generous reception room. Newly installed luxury fitted kitchen open plan to a casual dining area with feature garden access. Luxury white bathroom suite. Feature floor coverings. Upvc double glazed windows / Roof-space with access. Gas fired central heating system / Worcester boiler. Private landscaped site with excellent tarmac driveway / car-parking. Large detached garage / further store room. Good fresh youthful presentation throughout. Well worth a visit, chain free.



## Key Features

- Superior well presented semi detached property positioned within a private Cul de sac.
- One generous reception room.
- White bathroom suite.
- Gas fired central heating system.
- Good fresh decoration throughout.
- Three good well appointed bright bedrooms.
- Luxury fitted kitchen with casual dining area and garden access.
- Upvc double glazed windows.
- Large detached garage with separate storage.
- Chain free.



### GROUND FLOOR

Upvc double glazed entrance door to;

#### ENTRANCE HALL

Porcelain tiled floor;

#### LOUNGE

15'3 13'1

Feature fire place inset and hearth; feature flooring.

#### NEWLY INSTALLED

#### KITCHEN / DINING AREA

15'2 x 11'8

Range of high and low level units, feature sink unit and work tops, hob and oven with overhead, plumbed for washing machine, casual dining area, feature wall tiling and flooring. Garden access.

#### FIRST FLOOR

Built-in cupboard on landing housing gas boiler; ?

#### BEDROOM 1

12'5 10'1

#### BEDROOM 2

8'5 8'2

#### BEDROOM 3

8'3 7'1

#### WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c., Pvc wall coverings;

#### ROOF-SPACE

Slingsby type ladder, floored;

### DETACHED GARAGE

19'4 13'3

Up and over door, light and power, separate store;

#### OUTSIDE

Driveway to front and side, good car-parking. Enclosed and flagged with fencing to rear.



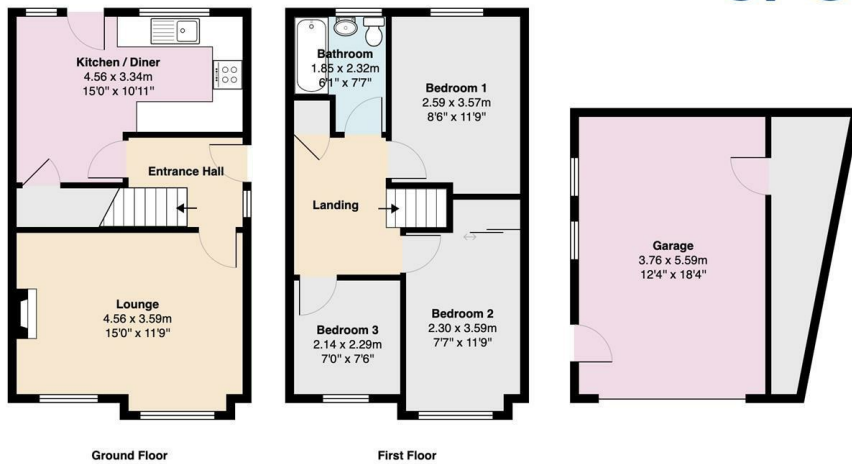








54 Hazelwood Avenue, Dunmurry, BELFAST, BT17 0SY



Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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

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028 9060 5200

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028 9127 1185

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RENTAL DIVISION  
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