

For Sale

Asking Price: £180,000

SimonBrien



12 Willow Park
Dunmurry
Belfast
BT17 9RF

simonbrien.com



This superb mid-terrace townhouse occupies an excellent situation within this sought after development in Willow Park. It offers residents the opportunity to live in an attractive suburban area, nestled off the Kingsway A1 road, and located close to Dunmurry's town centre. The area has a rich variety of amenities and entertainment in close proximity, as well as easy access to the Lisburn Road and Belfast City Centre.

The property offers spacious accommodation and it has been finished to a high standard throughout. This is enhanced by the many fine features both internally and externally with the property overall being ideally suited for modern day living.

Special Features & Services

- Attractive Mid Terrace Townhouse
- High Specification & Turnkey Finish Throughout
- Spacious Lounge
- Modern Fitted Kitchen With Integrated Appliances Open Plan To Dining Area With uPVC Door Leading Outside
- Three Generous Bedrooms
- Ground Floor WC
- Luxury Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Twin Paved Parking Spaces to the front & Visitor Parking
- Fully Enclosed Paved Rear Garden In Lawn
- Host Of Amenities Close By Including Lisburn City Centre Only Minutes' Away
- Walking Distance To Derriaghy Train Station
- Offering That Much More & Ideal For A Wide Range Of Buyers



Accommodation

UPVC double glazed door to

Reception Hall

Ceramic tiled floor, door to

Living Room

16'10" x 12'5" (5.13m x 3.78m):

Laminate wood floor, cornice ceiling

Kitchen

16'1" x 8'10" (4.9m x 2.7m):

Ceramic tiled floor, range of high and low level units, integrated fridge freezer, under bench electric oven, 4 ring ceramic hob, extractor fan, 1.5 bowl stainless steel sink unit, integrated washing machine, uPVC sliding door to paved patio

Downstairs WC

Ceramic tiled floor, low flush WC, pedestal wash hand basin with single tap

First Floor Landing

Laminate wood floor, cupboard with Ideal gas boiler, access to roofspace

Main Bedroom

12'11" x 11'2" (3.94m x 3.4m):

Laminate wood floor, velux window

Ensuite Shower Room

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, Triton electric shower

Bedroom 2

12'10" x 11'2" (3.9m x 3.4m):

Laminate wood floor

Bedroom

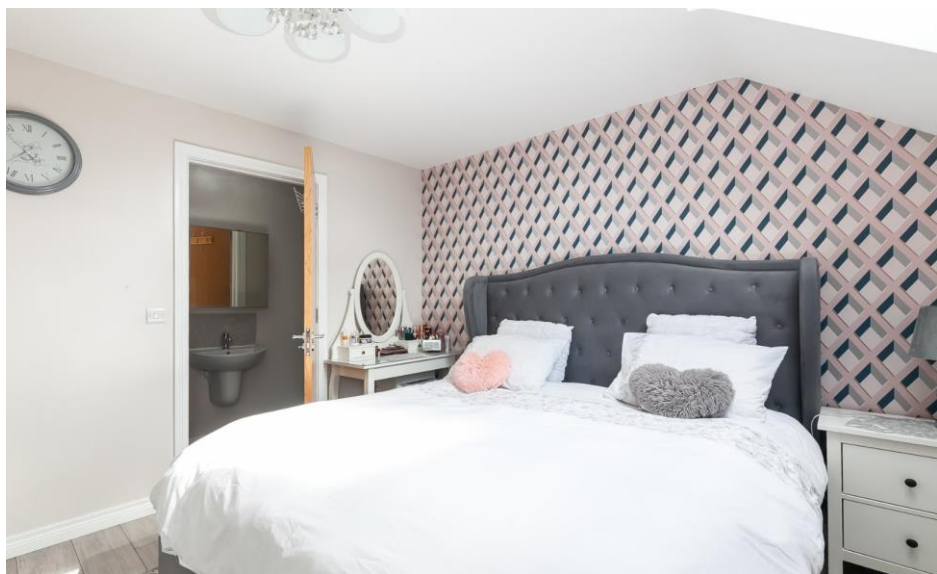
3 9' x 7'5" (2.74m x 2.26m): Laminate wood floor

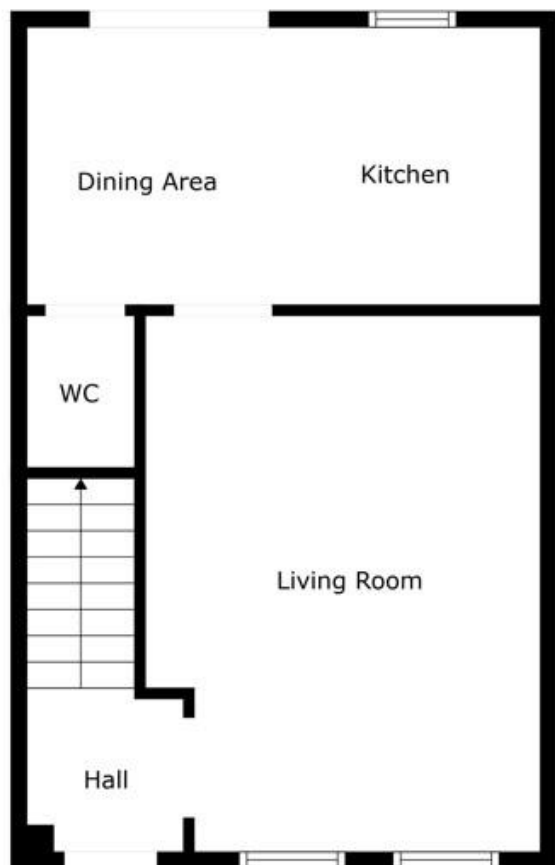
Bathroom

Ceramic tiled floor, low flush WC, pedestal wash hand basin, velux window, extractor fan, bath with shower above and glass shower screen

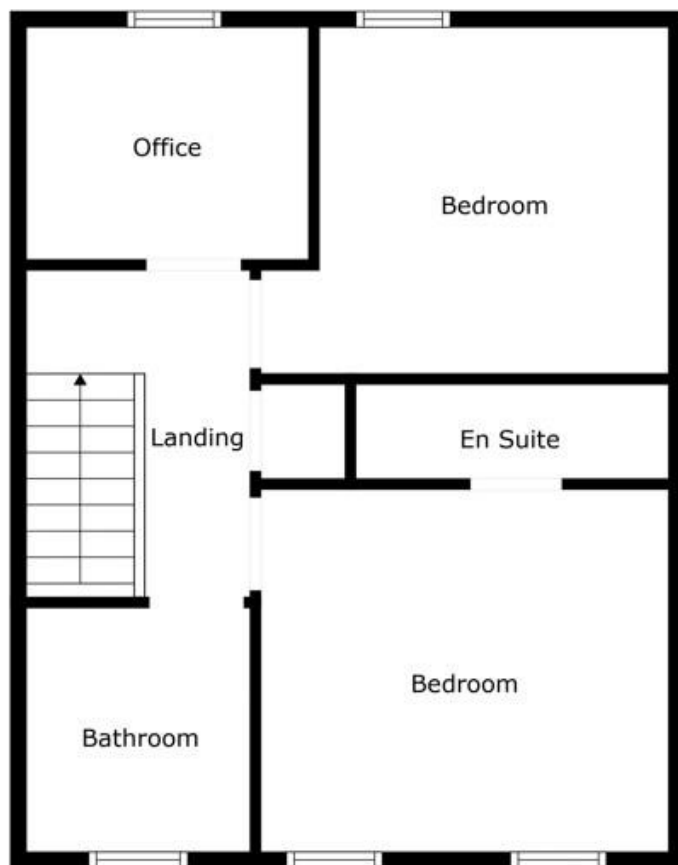
Outside

Two paved parking spaces to the front, enclosed paved rear garden, outside tap and light





Floor 1



Floor 2

VALUER

Robin Lyons
Simon Brien
525 Lisburn Road, Belfast, County Antrim,
BT9 7GQ
T: +44 28 9066 8888
E: southbelfast@simonbrien.com

MORTGAGE ADVICE

Crawford Mulholland Financial
348 Lisburn Road
Belfast
BT9 6GH
T: 02890665544
E: office@crawfordmulholland.com

SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.