

# For Sale

Asking Price: £215,000

SimonBrien



13 Ulster Avenue  
Dunmurry  
Belfast  
BT17 9BN

[simonbrien.com](https://simonbrien.com)





Ideally located off Kingsway in the heart of Dunmurry the property is well placed within walking distance of all local amenities, Dunmurry Primary School and road and rail links connecting Belfast and further afield.

The property requires modernisation throughout and has accommodation comprising of three bedrooms, two reception rooms, fully fitted kitchen and bathroom . Externally there are large gardens to rear with shed and generous parking.

Likely to be of interest to the young family or professional viewing is by appointment through our Belfast Office 02890 668888.

#### Special Features & Services

- Attractive Red Brick Semi Detached
- Requires Modernisation Throughout
- Three Bedrooms
- Two Reception Rooms
- Fully Fitted Kitchen
- Bathroom in White Suite
- Oil Fired Central Heating
- PVC Double Glazing
- Substantial Gardens to Rear and Large Shed
- Driveway Parking
- Ideal for Young Family/Professional
- Popular and Convenient Location in Heart of Dunmurry close to local amenities and Primary School
- Viewing by Private Appointment



## Accommodation

### Entrance Hall

### Living Room

13'4" x 11'2" (4.06m x 3.4m):

### Dining Room

12' x 10'7" (3.66m x 3.23m):

### Kitchen

13'6" x 8'1" (4.11m x 2.46m):

### Utility Room

8'1" x 8' (2.46m x 2.44m):

### First Floor

### Bedroom

15'4" x 13'5" (4.67m x 4.1m):

### Bedroom

10'7" x 9'3" (3.23m x 2.82m):

### Bedroom

9'5" x 8'1" (2.87m x 2.46m):

### Bathroom

5'11" x 5'3" (1.8m x 1.6m):

### Separate WC

5'3" x 2'7" (1.6m x 0.79m):







## VALUER

Mark Leinster  
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## MORTGAGE ADVICE

Crawford Mulholland Financial  
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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	44 E
1-20	G		

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