

**simonBRIEN**  
RESIDENTIAL

39 Milfort Avenue,  
Dunmurry, BT17 9BJ



Asking Price £145,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Mid Terrace
- Well Presented Accommodation Throughout
- Modern Fully Fitted Kitchen with Range of Appliances
- Two Bedrooms
- Contemporary Bathroom
- Gas Fired Central Heating
- Double Glazing
- Patio Garden to Front and Rear
- Ideal for First Time Buyer/Young Professional
- Popular and Convenient Location close to Dunmurry Village, local amenities and transport routes
- Viewing by Private Appointment

## DESCRIPTION

This attractive mid terrace is well presented throughout and ideally suited to the first time buyer or young professional. Within walking distance of Dunmurry Village and all local amenities the property is also well placed close to transport networks connecting Belfast, Lisburn and further afield.

Internally the property offers two generous bedrooms, spacious living room open to dining, modern fully fitted and bathroom in white suite.

Externally there is pleasant enclosed rear patio garden.

Viewing is by private appointment through our Lisburn Road Office on 02890 668888.

## ACCOMMODATION

### GROUND FLOOR

Entrance door with glazed panels.

#### ENTRANCE PORCH:

Glazed door. Oak floor.

#### LIVING ROOM:

**14' 6" (into bay) x 13' 6" (4.42m x 4.11m)**

Hardwood fireplace with cast iron, tiled surround and hearth. Oak floor. Open to..



#### DINING ROOM:

**8' 11" x 7' 9" (2.72m x 2.36m)**

Oak floor.



## L-SHAPED KITCHEN:

**15' 6" x 7' 6" (4.72m x 2.29m)**

Excellent range of high and low level units. Stainless steel sink with mixer tap. Integrated dishwasher. 4 ring gas hob. Extractor over. Integrated double oven. Integrated coffee machine. Space for fridge and freezer. Integrated washing machine. Oak floor. Part tiled walls.



## FIRST FLOOR RETURN

### BATHROOM:

Modern white suite. Jacuzzi bath with electric power shower over. Wash hand basin. Low flush WC. Fully tiled walls and floor.



### BEDROOM (1):

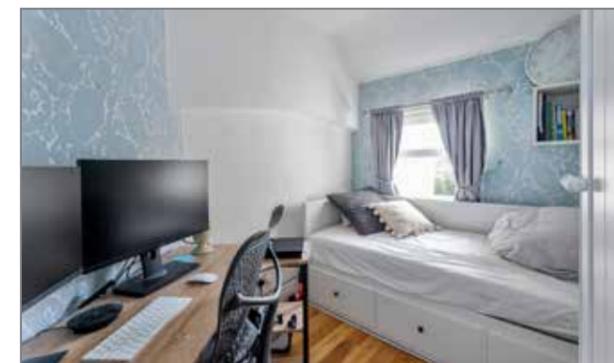
**13' 5" x 11' 0" (4.09m x 3.35m)**

Oak floor. Low voltage lighting.



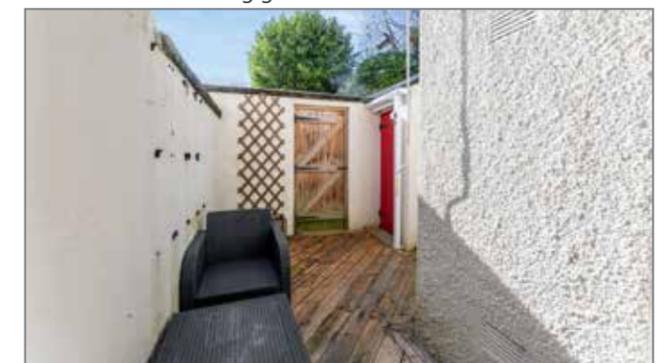
### BEDROOM (2):

**8' 11" x 7' 10" (2.72m x 2.39m)**

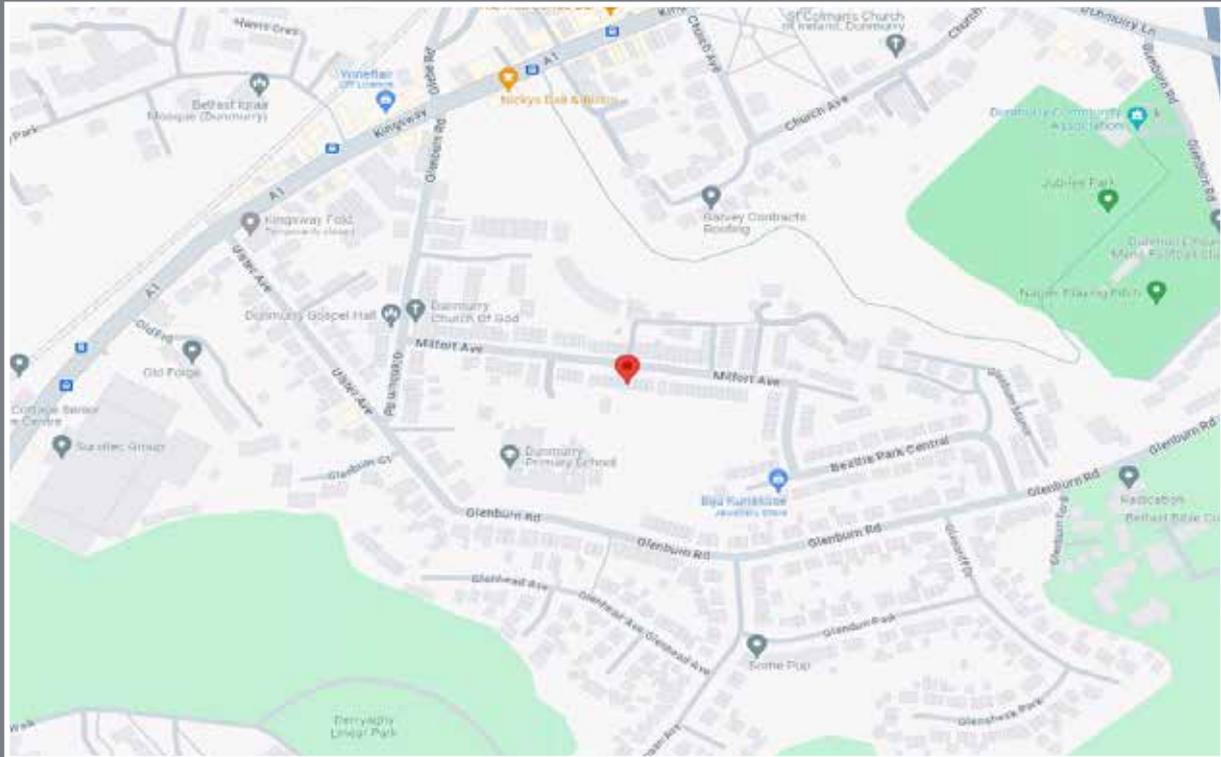


## OUTSIDE

Front patio. Rear private enclosed decked area. Lawn to rear. Garden store enclosing gas fired boiler.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/24/SD



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