



## **15 GLENDUN PARK, DUNMURRY, BT17 9AY**



- A Semi Detached Property Occupying A Prime Setting Within This Ever Popular Residential Area Close To Local Shops, Excellent Schools And Easy Commuting To Belfast And Lisburn
- Lounge With Decorative Fireplace And Archway To Dining Room With Patio Door
- Kitchen In Need of Upgrading
- Three Good Sized Bedrooms All With Built In Robes
- Shower Room With Large Shower Cubicle And Aqualisa Shower
- Enclosed Rear Garden With Private Aspects
- Detached Brick Garage

**PRICE: OFFERS IN THE REGION OF £199,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D63**

**REF:HG050625DL**

- Oil Fired Central Heating System With Warmflow Condensing Boiler
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular properties within this highly desirable and convenient residential location. The property offers superb potential as an ideal starter or young family home, we strongly recommend early viewing.

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC Double glazed entrance door and side panel. Storage under stairs.

### LOUNGE:

3.81m (12'6") x 3.05m (10'0")

Decorative fireplace with log effect electric fire. Laminated timber floor. Archway leading to dining room.

### DINING ROOM:

3.68m (12'1") x 2.69m (8'10")

PVC double glazed sliding door leading to patio and rear garden. Laminated timber floor.

### KITCHEN:

3.68m (12'1") x 2.24m (7'4")

Built in units. Franke single drainer stainless steel sink unit with mixer tap. Zanussi integrated oven and ceramic touch control hob. PVC double glazed back door. Plumbed for washing machine. Pine ceiling with recessed spotlights.



## FIRST FLOOR

### BEDROOM (1):

3.90m (12'10") x 2.93m (9'7")

Built in robe and hotpress.



### BEDROOM (2):

3.05m (10'0") x 3.00m (9'10")

Built in robe.



### BEDROOM (3):

3.00m (9'10") x 2.05m (6'9")

Measurement to include built in robe.



### SHOWER ROOM:

Large shower cubicle with Aqualisa electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail.



### OUTSIDE:

Front garden laid in lawn with mature tree. Driveway. Enclosed rear garden with private aspects laid in lawn. Paved patio area. PVC oil storage tank. Outside tap.

### DETACHED BRICK GARAGE:

5.33m (17'6") x 2.85m (9'4")

Light and power. Warmflow condensing type boiler. PVC double glazed pedestrian door and window.



### TENURE:

We assume the tenure for this property to be leasehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £1,055.23

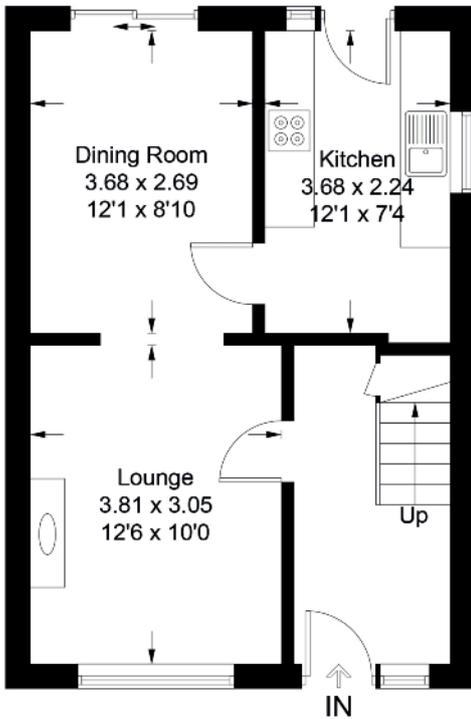
### DIRECTIONS:

From Kingsway, Dunmurry, turn into Ulster Avenue and proceed into Glenburn Road, turn right into Glanaan Avenue and then left into Glendun Park, number 15 is on the left.

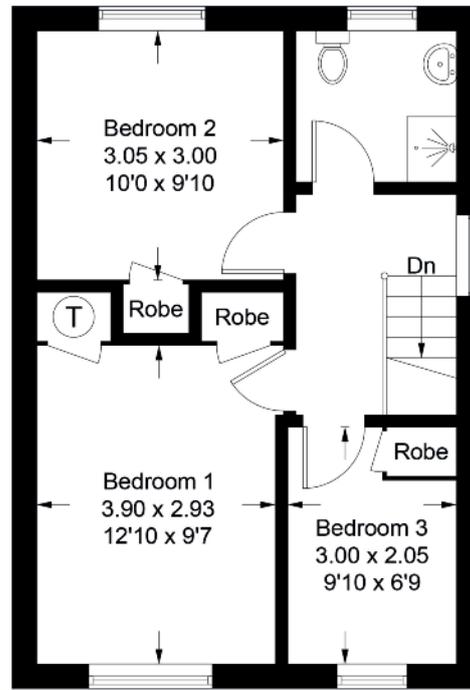
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



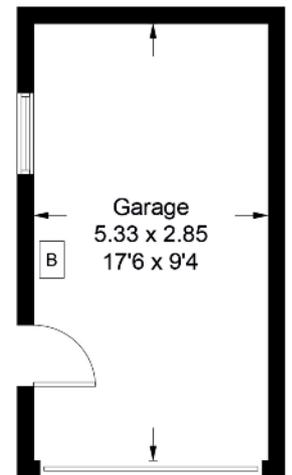
**15 Glendun Park, Dunmurry**



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209220)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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