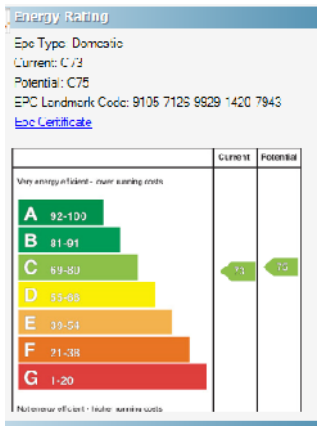




Lisburn Road 028 90 66 3030  
Ballyhackamore 028 90 65 0000  
North Down 028 90 42 4747  
Lisburn 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



This modern, two bedroom semi detached property is conveniently located a stone's throw from Dunmurry Village and the local amenities it has to offer including; shops, cafes, restaurants and public transport. It has excellent transport links to Belfast and the motorway network, with Dunmurry train station only a few minutes walk away.

The accommodation comprises; spacious lounge with double doors modern fitted kitchen with dining area and a downstairs cloakroom/wc. There are two good, double bedrooms and modern bathroom. Externally there is a delightful, enclosed rear walled garden.

The property benefits from gas heating and double glazed windows.

Ideal for an owner occupier or investor.

Offers Over  
£137,500

4B Glenburn Road,  
Dunmurry,  
Belfast,  
BT17 9AG

Viewing by  
appointment with  
& through agent  
028 9066 3030





# 4B Glenburn Road, Dunmurry, Belfast, BT17 9AG

- Modern, Two Bedroom Semi Detached with Enclosed Pebbled Garden
- Entrance Hall
- Lounge with Cloakroom/wc
- Double Doors to Modern Fitted Kitchen with Dining Area
- Two Double Bedrooms, Bedroom One with Built In Storage Cupboards
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Enclosed Rear Garden with Boundary Wall and Fence
- Communal Car Parking
- Super location close to schools, shops and public transport links to Lisburn and Belfast City Centre

## Location:

From Dunmurry Village heading towards Lisburn, turn left on Glenburn Road, No. 4b is located at the entrance to Millfort Avenue.

## Property Comprises

### Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM/WC: Low flush wc, wash hand basin, tiled splash back.

LOUNGE: 15' 7" x 9' 1" (4.75m x 2.77m) Laminate wood effect floor, glazed double door to . .

MODERN FITTED KITCHEN WITH DINING AREA: 12' 7" x 11' 3" (3.84m x 3.43m) (at widest points) Range of high and low level units, worksurfaces, single drainer stainless steel sink unit, 4 ring gas hob, electric oven, extractor fan over, integrated fridge freezer, plumbed for washing machine, gas boiler, part tiled walls, tiled floor.

### First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 5" x 9' 2" (3.78m x 2.79m)

BEDROOM (2): 12' 1" x 9' 0" (3.68m x 2.74m) Walkin robe and builtin storage.

MODERN BATHROOM: White suite comprising low flush wc, panelled bath with shower over, part tiled walls, laminate effect floor.

### Outside

Enclosed rear garden in pebbles with boundary wall and fence.

