



The red brick, detached home occupies a good sized site in one of the most sought after residential areas in the heart of Dunmurry Village. It is walking distance from an array of amenities and is easy commuting distance to Lisburn or Belfast Cities.

The property offers adaptable accommodation which is complimented by the mature, well stocked surrounding gardens, which have shrubs, bushes and trees with lawns and patio areas.

The property currently comprises; entrance hall with cloakroom wc, dining room with doors to lounge and a conservatory with access to the rear gardens. There is a separate kitchen with casual dining and utility room. There are three bedrooms, one on the ground floor with ensuite and main bathroom.

Recent sales in this particular area have proved extremely successful. The property requires some updating and we expect demand to be high for families to add their own tastes. Early viewing is encouraged.

Offers Over
£395,000

39 Church Avenue,
Dunmurry,
BELFAST,
BT17 9RS

Viewing by
appointment
through agent
028 9066 3030



- Red Brick Detached Home with Mature, Well Stocked Surrounding Gardens and an Attached Garage
- Entrance Hall and Cloakroom w/c
- Dining Room with Double Doors to Lounge
- Conservatory with Access to Rear Gardens
- Fitted Kitchen with Casual Dining Area
- Separate Utility Room
- Principal Bedroom and Ensuite Shower Room on the Ground Floor
- Two Bedrooms on the First Floor
- Main Bathroom
- Dual Fired Oil and Solid Fuel Heating (Through Open Fires)
- Priced to allow for some modernisation throughout
- Superb Surrounding Mature Gardens in Lawns with Well Stocked, Colourful Beds and Rear Patio Area /Attached Garage
- Excellent proximity to village shops, leading schools and transport networks, ease of access to both Belfast and Lisburn

The Property Comprises:

Ground Floor

Hardwood front door with feature glazing to:

ENTRANCE HALL: Under stairs storage cupboard.

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

DINING ROOM: 13' 8" x 11' 1" (4.17m x 3.38m) Bay window, double doors and glazing to:



LOUNGE: 15' 11" x 12' 2" (4.85m x 3.71m) Ornate wood fireplace with tiled inset, slate hearth, cornice ceiling, double doors to hall.



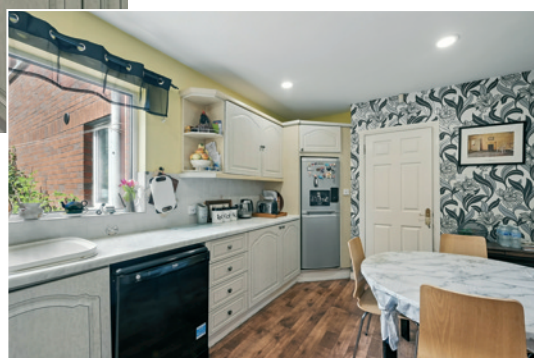
Sliding door to:

CONSERVATORY: 12' 0" x 9' 1" (3.66m x 2.77m) uPVC doors to rear.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 16' 0" x 10' 1" (4.88m x 3.07m)

Range of high and low levels units, work surfaces, sink and drainer, plumbed for washing machine, space for fridge/freezer, integrated oven and hob, extractor fan.



UTILITY ROOM: 7' 8" x 6' 2" (2.34m x 1.88m) Units, stainless steel sink and drainer, plumbed for washing machine, glazed door to rear.

PRINCIPAL BEDROOM: 10' 5" x 10' 4" (3.18m x 3.15m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, shower cubicle, part uPVC sheeted walls, part tiled walls.



First Floor

LANDING: Access to roofspace. Shelved hotpress.

BEDROOM (2): 22' 11" x 12' 7" (6.98m x 3.84m) (with living area).

DRESSING ROOM: Plumbed for ensuite.



BEDROOM (3): 17' 0" x 9' 2" (5.18m x 2.79m) Built-in robes.

BATHROOM: White suite comprising low flush wc, bidet, panelled bath with telephone hand shower, fully tiled shower cubicle, pedestal wash hand basin, part panelled walls, low voltage spotlights, concealed storage.



Outside

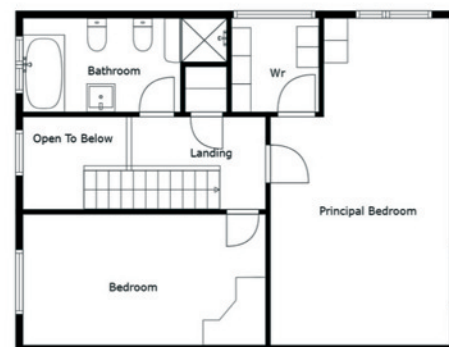
Pillars and gates to pebbled driveway with parking for several cars.

INTEGRAL GARAGE: 17' 11" x 15' 9" (5.46m x 4.8m) Up and over door, oil boiler.

Surrounding gardens in lawns with well stocked beds in shrubs, trees and bushes. Rear pavior patio with pond water feature.







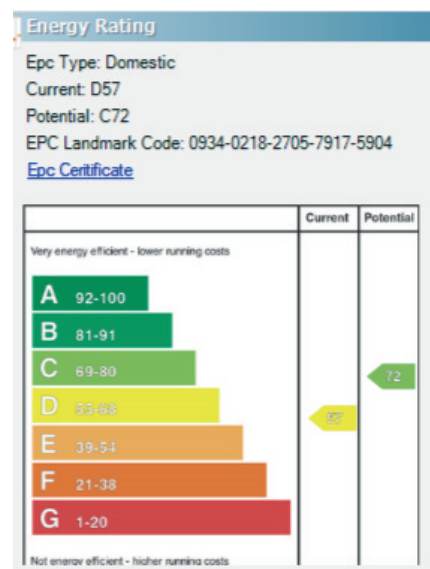
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Into Dunmurry from Belfast. At main crossroads turn left into Dunmurry Lane and then first right into Church Avenue.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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