



26 Glenwood Park, Belfast, BT17 9DT

Guide Price £125,000

Situated in this increasingly popular area of Dunmurry, this excellent end terrace property represents an affordable family home with spacious accommodation. Providing three good sized bedrooms, one reception room, fitted kitchen with dining area and a first floor shower room. The property also boasts a large enclosed patio garden to rear and garage along with easy access to the motorway network, nearby schools and the amenities of Dunmurry village. This property is sure to be popular with both owner occupiers and investors alike with viewing recommended.

- Well Presented End Terrace
- Spacious Living Room
- First Floor Shower Room
- Enclosed Patio Garden To Rear & Garage
- Three Good Sized Bedrooms
- Kitchen Open Plan To Dining
- Gas Fired Central Heating / PVC Double Glazed
- An Ideal First Time Buy Or Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

LIVING ROOM 13'5" x 13'5" (4.1 x 4.1)



Laminate wood floor, fireplace with wood surround.

KITCHEN / DINING 16'8" x 9'6" (5.1 x 2.9)



Range of high and low level units, stainless steel sink unit, plumbed for washing machine, storage under stairs.

ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



Laminate wood floor.

BEDROOM TWO 9'10" x 10'5" (3.0 x 3.2)

Laminate wood floor.

BEDROOM THREE 8'10" x 8'2" (2.7 x 2.5)



Laminate wood floor, robe.

SHOWER ROOM



White suite comprising low flush W.C, pedestal wash hand basin, enclosed electric shower, part tiled walls.

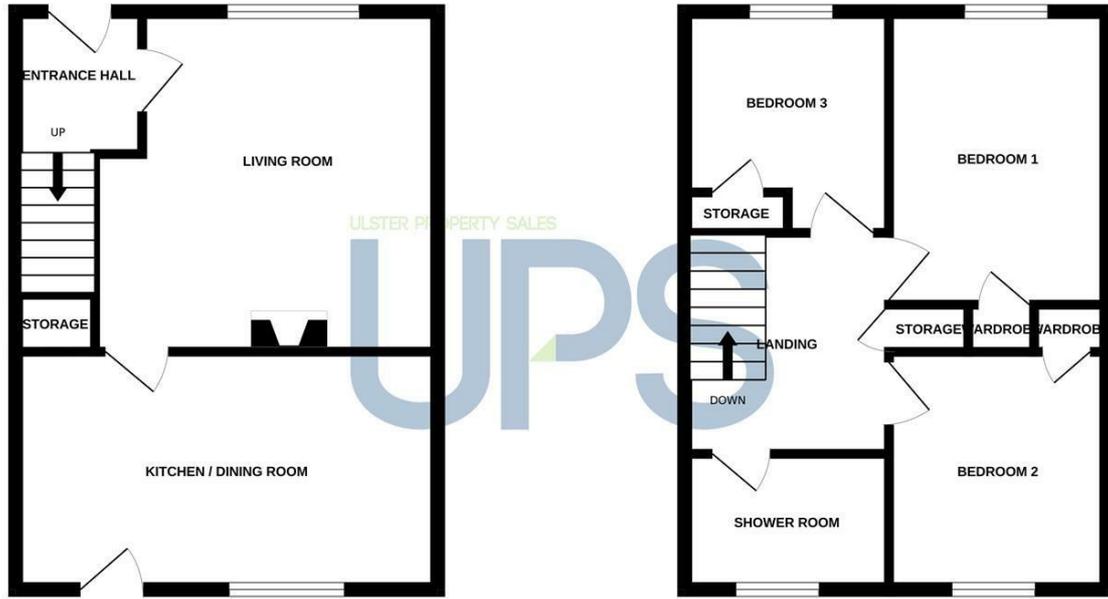
OUTSIDE



Floor Plan

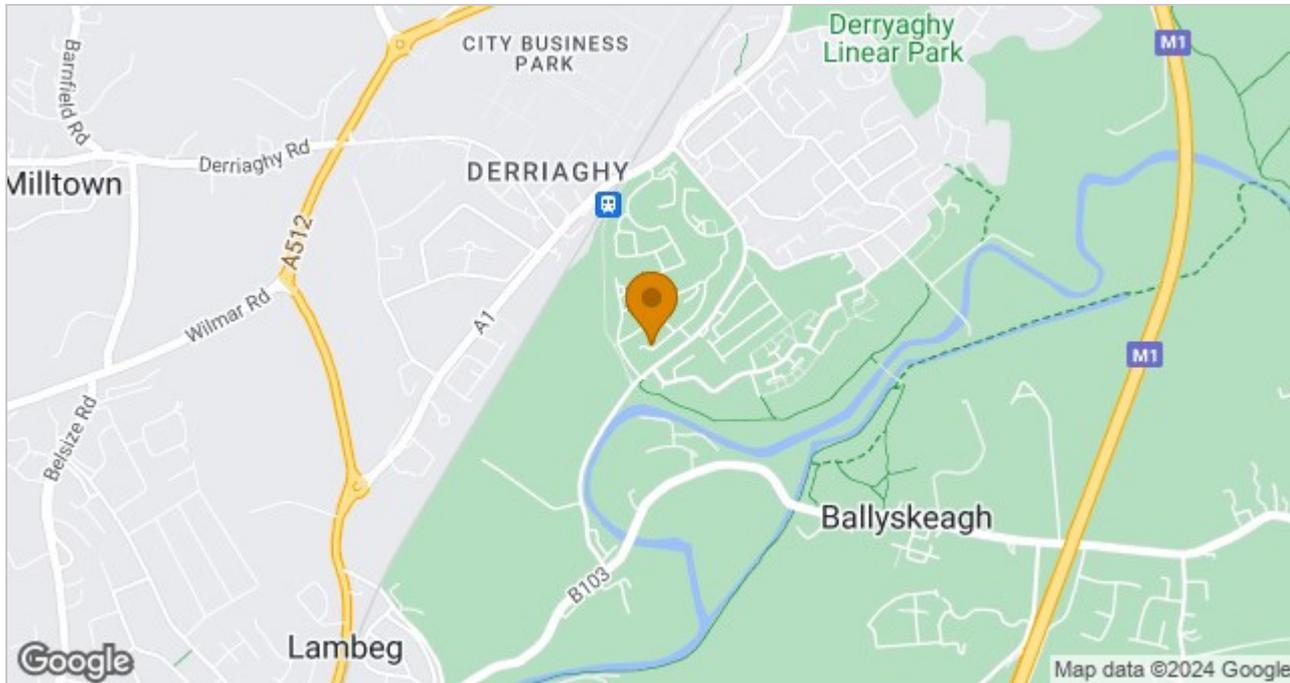
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|---|
| ANDERSONSTOWN
028 9060 5200 | BALLYNAHINCH
028 9756 1155 | CAUSEWAY COAST
0800 644 4432 | FORESTSIDE
028 9064 1264 | NEWTOWARDS
028 9181 1444 |
| BALLYHACKAMORE
028 9047 1515 | BANGOR
028 9127 1185 | CAVEHILL
028 9072 9270 | GLENGORMLEY
028 9083 3295 | RENTAL DIVISION
028 9070 1000 |
| BALLYMENA
028 2565 7700 | CARRICKFERGUS
028 9336 5986 | DOWNPATRICK
028 4461 4101 | MALONE
028 9066 1929 | |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark