



20 ARDCAOIN DRIVE, DUNMURRY, BELFAST, BT17 0UW

An attractive semi-detached home well-placed within this small cul-de-sac setting within this popular and highly sought-after location that benefits from proximity to lots of schools, shops, and transport links as well as the Glider service and both Belfast and Lisburn.

The well-appointed living space extends to around 1164 sq ft and benefits from a higher-than-average energy rating (EPC C-69), which is briefly outlined below.

Three bedrooms, two bedrooms with built-in robes, and a luxury white bathroom suite with separate shower cubicle and spotlights, as well as a handy-located storage cupboard on the landing, and access to a developed roof space with spotlights, complete the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with access to a bright and airy living room with bay window, along with a fitted kitchen/dining area with decorative tiling and a storage cupboard, as well as feature double doors leading to a privately enclosed, well-maintained rear garden with an additional flagged patio. There is also off-road parking with a brick paver driveway and a well-maintained front garden.

A beautiful home that must be seen to be fully appreciated.

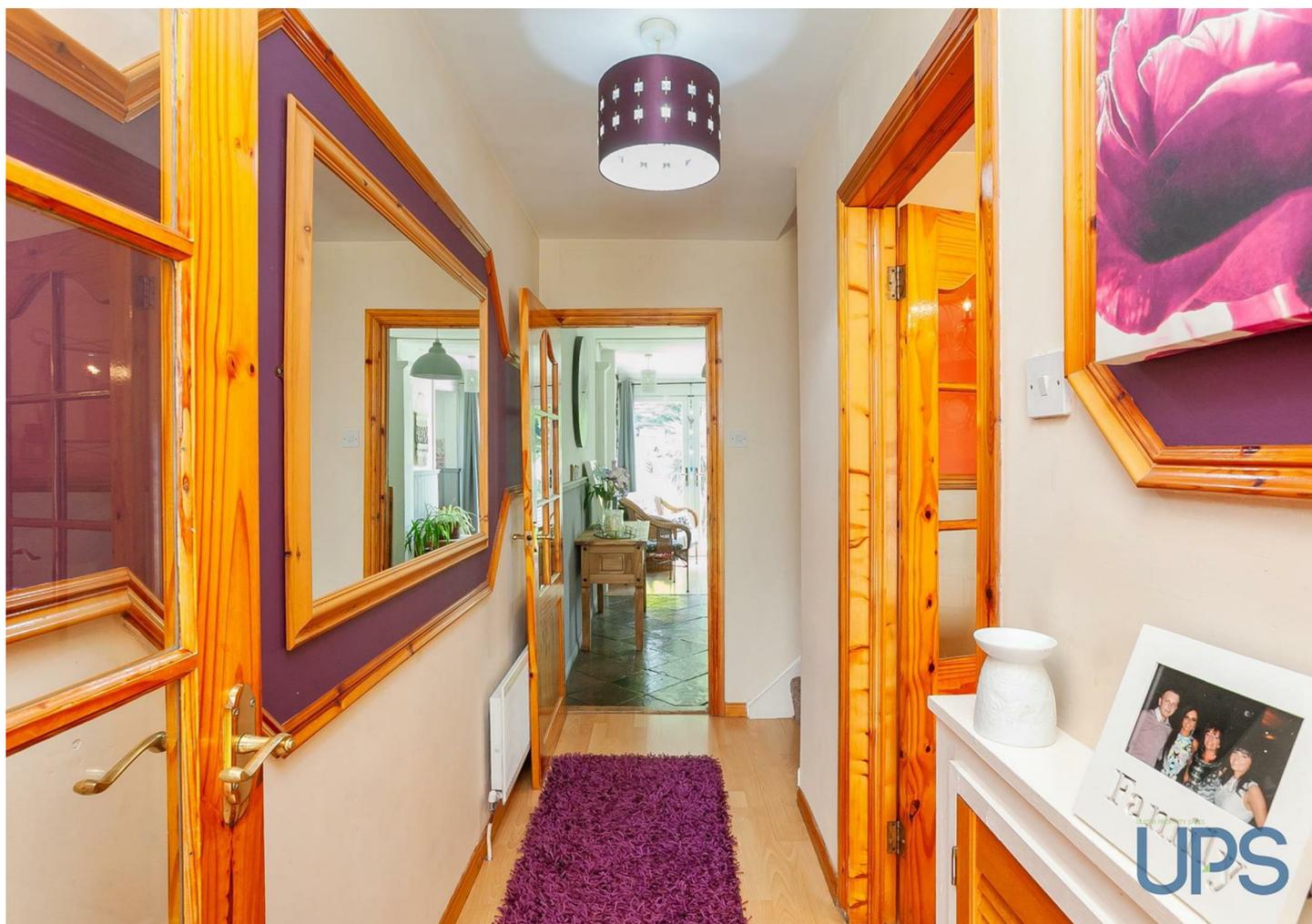
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £129,950

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Key Features

- Attractive semi detached home superbly placed in this highly sought-after cul de sac position.
- Developed roof-space.
- Luxury white bathroom suite with separate shower cubicle.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-69)
- Well maintained, good-sized gardens.
- Three bedrooms, two bedrooms with built-in robes.
- Bright and airy living room.
- Large fitted kitchen / dining area with double doors leading to enclosed gardens.
- Off road carparking.
- Access to lots of schools, shops and transport links along with the Glider service and both Belfast and Lisburn to name a few.



UPS



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Inner door to:

SPACIOUS ENTRANCE HALL

Laminated wood effect floor.

LIVING ROOM

13'9 x 11'3

Bay window, laminated wood effect floor.

KITCHEN / DINING AREA

17'9 x 11'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, beautiful partially tiled walls and floor, storage cupboard, open plan to dining area.

FIRST FLOOR

BEDROOM 1

9'11 x 11'5

Laminated wood effect floor, built-in robes.

BEDROOM 2

10'4 x 1'3

Laminated wood effect floor, built-in robes.

BEDROOM 3

7'0 x 8'4

Laminated wood effect floor.

LUXURY WHITE BATHROOM SUITE

Tiled panelled bath, telephone hand shower, separate shower cubicle, rain shower head, low flush w.c, wash hand basin with storage., chrome heated towel rail, spotlights, beautiful tiled floor, partially tiled walls, pvc stripped ceiling.

LANDING

Storage cupboard, access to:

DEVELOPED ROOFSPACE

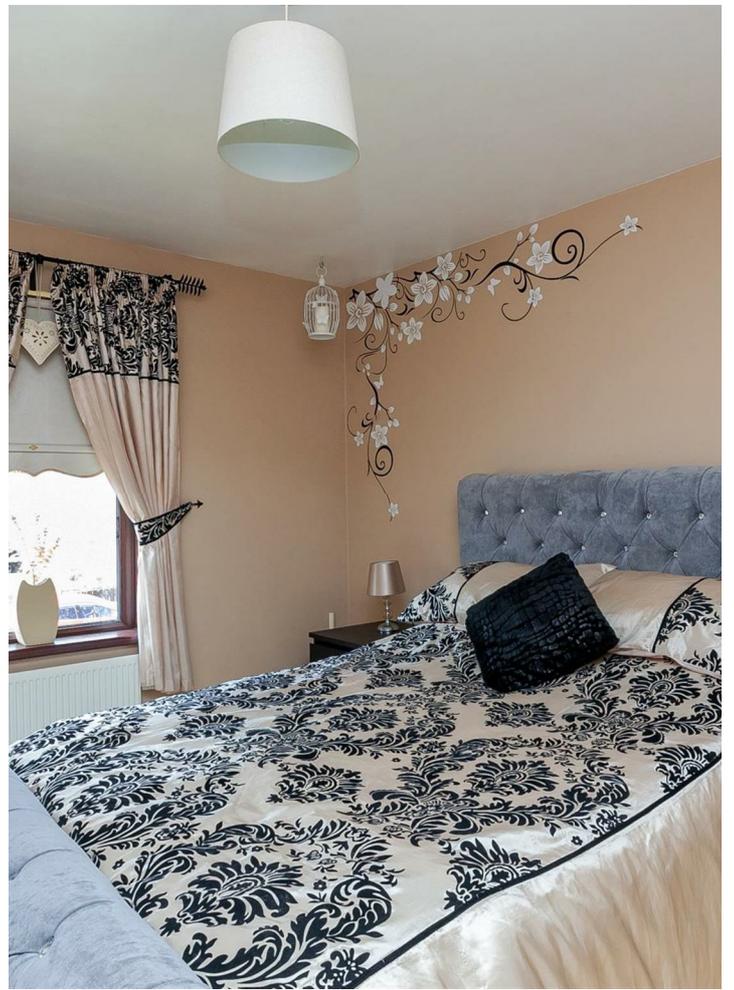
Spotlights, Fakro windows x 2.

OUTSIDE

Privately enclosed, well-maintained rear gardens and well-maintained flagged patio, outdoor tap. Well-maintained front garden and off road car-parking.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Patrick on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16905686

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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