



## 2 IRIS LINK, TWINBROOK, BELFAST, BT17 0BJ



An extraordinary opportunity to purchase this beautiful, bright and airy mid-terrace home that is tucked away in this private and peaceful location, enjoying an attractive open aspect to the front and offered for sale chain-free in this extremely desirable residential location that is in constant demand and benefits from tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links, along with a short walk to the Glider service and state-of-the-art leisure facilities, to name a few!

The property benefits from a higher-than-average energy rating (EPC C-76) and is well-appointed throughout and extends to around 813 sq ft and is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite, as well as a handy storage cupboard on the landing which houses the Worcester gas boiler.

On the ground floor there is a welcoming entrance hall and a large living room that has a beautiful solid wooden floor and bay window; there is also a good-sized fitted kitchen which is open plan to a dining space.

Other qualities include an enclosed rear garden and a well-maintained enclosed front garden as well as gas-fired central heating and Upvc double glazing.

A beautiful home and opportunity that seldom becomes available and is ideally placed close to Belfast and Lisburn as well as Dunmurry railway station and the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service is easily accessible, as is Colin Glen, Ireland's leading adventure

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		76	76
EU Directive 2002/91/EC			

OFFERS AROUND £149,950

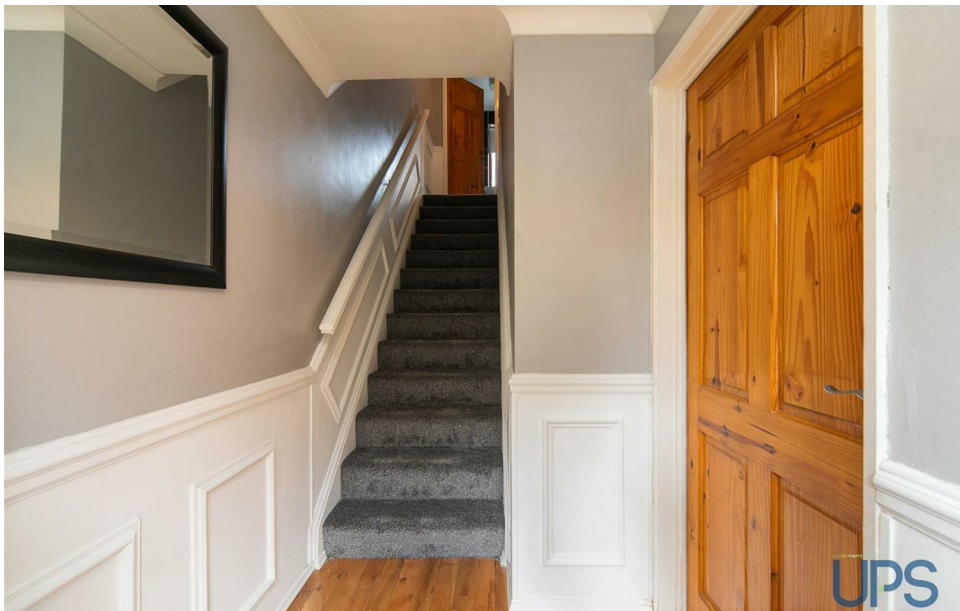


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### Key Features

- A magnificent terrace home beautifully positioned and tucked away in this quiet location within this highly sought-after residential location.
- Bright and airy living room with beautiful solid wooden floor and bay window.
- White bathroom suite on first floor.
- Privately enclosed front and rear gardens enjoy an attractive open aspect to the front.
- Convenient to both Belfast and Lisburn, as well as arterial routes and the wider motorway network, including Dunmurry railway station.
- Three bedrooms, all with built-in robes.
- Kitchen open plan to a sizeable dining area.
- Gas-fired central heating / uPVC double-glazed / higher-than-average energy rating (EPC C-76) PVC eaves, fascia and guttering to include newly upgraded PVC white external window sills.
- Offered for sale chain free and benefits from tremendous doorstep convenience to include lots of schools, shops and transport links along with the Glider service.
- Ready for the lucky new owner to simply add their furniture, we strongly recommend viewing to avoid disappointment!





## GROUND FLOOR

Upvc double glazed front door to;

### ENTRANCE HALL

Solid wooden floor.

### LIVING ROOM

15'4 x 12'1

Solid wooden floor, bay window.

### KITCHEN / DINING AREA

16'11 x 10'8

Range of high and low level units, built-in fridge and freezer, built-in oven, built-in hob, partially tiled walls, spotlights, open plan to dining space.

## FIRST FLOOR

### LANDING

Storage cupboard, Worcester gas boiler.

### BEDROOM 1

11'7 x 8'10

Built-in robes.

### BEDROOM 2

10'4 x 10'0

Laminated wood effect floor, built-in robes.

### BEDROOM 3

9'0 x 7'7

Built-in robes.

### WHITE BATHROOM SUITE

Whirlpool Jacuzzi type bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled walls.

## OUTSIDE

Enclosed rear garden, good sized, enclosed front garden.



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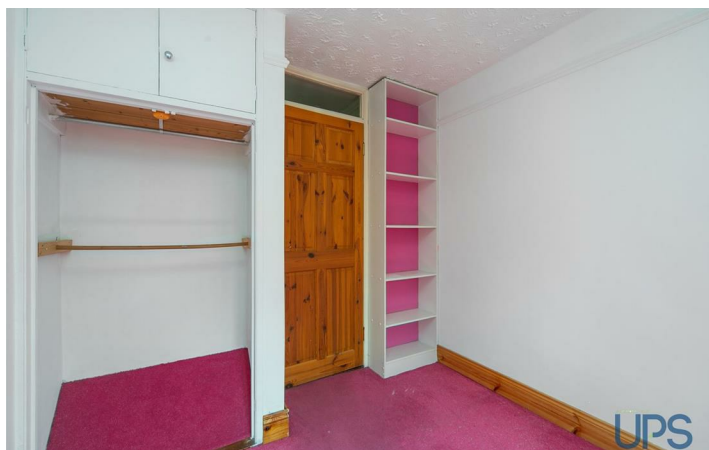








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Questions you may have.

**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 Kelly-Ann 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. 16828479**

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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