



## 56 COLINMILL, DUNMURRY, BELFAST, BT17 0AP

An extraordinary, up-graded mid terrace home superbly located within this small and popular residential Cul-de-sac benefiting from tremendous doorstep convenience to include accessibility to lots of schooling, shops, and transport links along with the Glider service and arterial links.

This rare opportunity is not to be missed and with beautiful presentation throughout, we have no hesitation in recommending viewing, and the superb living accommodation briefly comprises.

Three good sized bedrooms and a luxury shower suite with spotlights and decorative tiling completes the first-floor space.

On the ground floor there is an entrance porch leading to a bright and airy living room with bay window as well as a luxury fitted kitchen open plan to sizeable dining space, there is also a handy storage cupboard and feature Upvc double glazed double doors leading to the privately enclosed rear garden.

Other features include a gas fired central heating system, Upvc double glazing and a higher-than-average energy rating EPC C-72.

Colin Glen, Irelands Leading Adventure Park is within easy reach as well as the recently completed Páirc Nua Chollann on the Stewartstown Road opposite the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service, along with Dunmurry railway station and all the abundance of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		72	72
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £134,950



### Key Features

- Upgraded mid terrace home within this very popular and convenient cul de sac location benefitting from tremendous doorstep convenience along with excellent transport links and the Glider service on the Stewartstown Road!
- Bright and airy living room with bay window.
- Feature Upvc double glazed double doors leading to enclosed garden.
- Upvc double glazing / Gas fired central heating / Higher-than-average energy rating, EPC-C72.
- Close to lots of schooling, shops and amenities to include both Belfast and Lisburn as well as arterial links and beautiful Parklands.
- Three good sized bedrooms.
- Luxury fitted kitchen open plan to sizeable dining space.
- Luxury shower suite on first floor with beautiful tiling and spotlights.
- Well maintained and beautifully presented throughout / access to roof-space via a pulldown ladder on landing, flooring for storage with heat and light.
- Early viewing strongly recommended for this star buy.





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Tiled floor, inner door to;

## LIVING ROOM

15'3 x 12'3

Bay window, laminated wood effect floor.

## LUXURY KITCHEN / DINING AREA

15'1 x 10'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, plumbed for washing machine, beautiful partially tiled walls and tiled floor, storage cupboard, open plan to sizeable dining space. Feature Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

Access to roof-space on landing via a pulldown ladder, flooring for storage, light and heat.

## LANDING

Pvc stripped ceiling, spotlights, storage cupboard housing Vaillant gas boiler. Access via pull down ladder to roof-space.

## BEDROOM 1

10'10 x 8'0

Laminated wood effect floor,, built-in mirrored slide robes.

## BEDROOM 2

12'1 x 8'8

Laminated wood effect floor, corning.

## BEDROOM 3

9'1 x 6'5

## LUXURY SHOWER SUITE

Thermostatically controlled shower unit, low flsuh w .c, wash hand basin and storage unit, chrome effect towel warmer, chrome effect sanitary ware, spotlights, extractor fan, pvc panelled ceiling, beautiful tiled walls and floor.

## OUTSIDE

Privately enclosed, flagged garden, storage, enclosed flagged garden, wall, railings and pedestrian gate.



56 COLINMILL, DUNMURRY, BELFAST, BT17 0AP







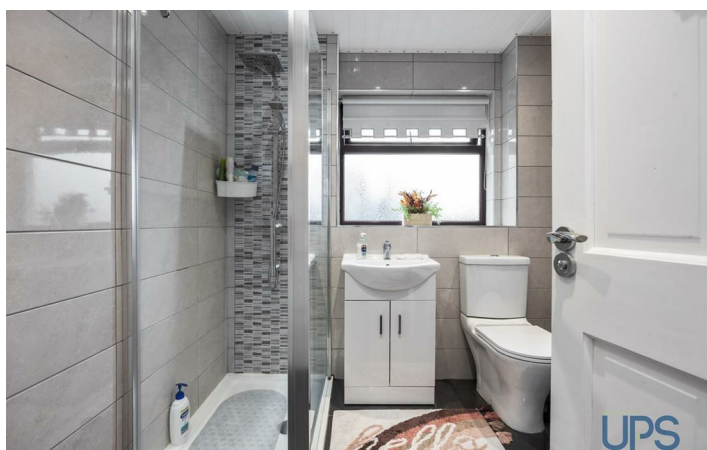
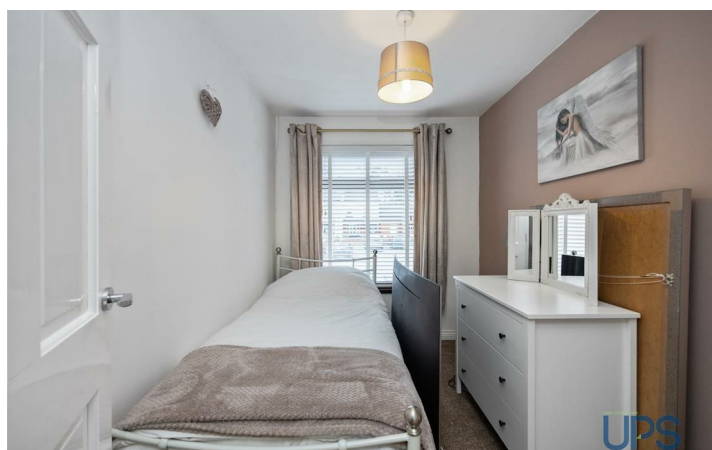
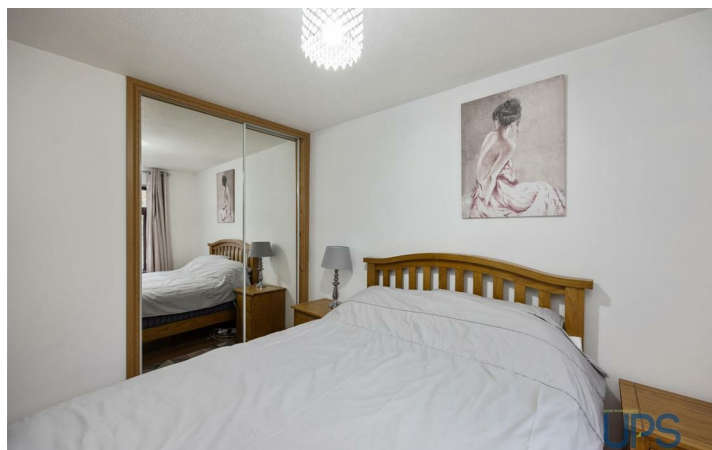








# 56 COLINMILL, DUNMURRY, BELFAST, BT17 0AP



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 Andersonstown 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. 17877413**

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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
 ©Ulster Property Sales is a Registered Trademark