



63 COLINGLEN ROAD, DUNMURRY, BELFAST, BT17 0LW



VIEWINGS STRICTLY BY APPOINTMENT ONLY.

An extended, detached period cottage with several outbuildings that enjoys an extensive, elevated position with magnificent scenic views stretching out over Belfast City and towards the Mourne Mountains. Four good, well appointed, bright bedrooms. Two separate reception rooms. Extended fitted kitchen / dining area. White bathroom suite with separate shower cubicle. Downstairs cloakroom / w.c. Upvc double glazed windows / oil fired central heating system. Competitively priced to allow for improvements. Extensive site of approximately 0.75 Acres with outbuildings / storage. Feature Self Contained, detached accommodation. Range of out houses / storage units. Mature gardens, lawns, hedging, trees, ample car parking. Chain free. Only upon viewing can this home and position be fully appreciated and enjoyed. Well worth a visit.

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		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
		59	37
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £264,950

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Key Features

- Extended detached period cottage with further self contained detached accommodation and range of outbuildings / storage Units.
- Two separate reception rooms.
- White bathroom suite with separate shower cubicle.
- Upvc double glazed windows.
- Competitively priced to allow for improvements.
- Four good, well appointed, bright bedrooms.
- Extended fitted kitchen / dining area.
- Downstairs cloakroom / w.c.
- Oil fired central heating system.
- Extensive site of approximately 0.75 Acres / Chain Free





GROUND FLOOR

Upvc double glazed entrance door to:

ENTRANCE PORCH / HALL

To:

LOUNGE

16'2 x 12'1

Shelving, feature fireplace.

EXTENDED LIVING ROOM

24'1 x 10'3

Feature fireplace.

INNER HALL

Cloakroom / w.c, pedestal wash hand basin, low flush w.c.

EXTENDED KITCHEN / DINING AREA

13'6 x 11'6

Range of high and low level units, formica work surfaces, sink unit.

PRINCIPLE BEDROOM 1

13'7 x 11'6

BEDROOM 2

15'9 x 8'9

BEDROOM 3

13'6 x 9'11

BEDROOM 4

10'4 x 6'9

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, shower cubicle with electric shower unit.

OUTSIDE

Extensive 0.75 Acre (approximately) elevated site, ample car parking, outhouses / storage, detached, self contained accommodation, landscaped, mature gardens, hedging, lawns, trees and sweeping driveway.

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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 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. 17900714

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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