



## 32 SUNNYMEDE PARK, DUNMURRY, BELFAST, BT17 0PU



An attractive semi-detached home well placed with off-road parking within this desirable and convenient residential location a short distance to Dunmurry railway station and all the amenities in Dunmurry village, including Tesco and much more!

With manageable living accommodations and tremendous doorstep convenience, we have no hesitation in recommending this beautiful home.

Two bedrooms and a white bathroom suite with decorative tiling and spotlights complete the first-floor living.

A feature-extended entrance porch leads to the entrance hall with spotlights and provides access to a bright and airy living room with bay window as well as a high-gloss fitted kitchen with spotlights, decorative tiling, and open plan to a dining space.

A gas-fired central heating system and Upvc double glazing, together with an enclosed rear garden, add further to the appeal of this beautiful home that enjoys this established location.

This is an area that continues to soar in demand, and we have no hesitation in recommending viewing this chain-free home.

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			
		64	65

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £139,950

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### Key Features

- Attractive semi detached home a short walk to Dunmurry railway station and Dunmurry village as well as Tesco and beautiful parklands to name a few.
- Feature extended entrance porch.
- High gloss fitted kitchen open to dining space.
- Enclosed rear garden, shed with electrics.
- Close to lots of schools, shops and transport links as well as leisure facilities and so much more.
- Two bedrooms.
- Bright and airy living room with bay window.
- Gas fired central heating. Upvc double glazing.
- Offered for sale chain-free and enjoys this established location with tremendous doorstep convenience and proximity to both Belfast & Lisburn.
- Ideal first time buy and we have no hesitation in recommending viewing early to avoid disappointment.





## GROUND FLOOR

### FEATURE EXTENDED ENTRANCE PORCH

Upvc double glazed front door to;

### ENTRANCE HALL

Spotlights.

### LIVING ROOM

13'1 x 10'9

Bay window, laminated wood effect floor.

### HIGH GLOSS KITCHEN

13'1 x 7'10

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, spotlights, beautiful partially tiled walls, tiled floor, open plan to dining space, storage cupboard.

## FIRST FLOOR

### BEDROOM 1

13'1 x 10'9

Period fireplace.

### BEDROOM 2

6'7 x 8'8

Built-in robes.

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, extractor fan, beautiful partially tiled walls, tiled floor, chrome effect sanitary ware.

### OUTSIDE

Enclosed rear garden, shed with

electricity, off road carparking to front.



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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. 17908237**

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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