



33 CHESTNUT PARK, DUNMURRY, BELFAST, BT17 0JX



A superior well maintained and presented sizeable townhouse within this popular established cul de sac. Three excellent and comfortable double bedrooms and two separate reception rooms. Luxury fitted kitchen with separate utility room. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Downstairs cloakroom / w.c. Good, fresh presentation throughout. Private and secure, landscaped rear garden / feature open aspect to front. Good Fresh youthful presentation throughout. Excellent first time buy. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £149,950

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Key Features

- Superior well maintained and presented substantial townhouse.
- Two separate reception rooms.
- White bathroom suite.
- Gas fired central heating.
- Private, secure and landscaped rear garden.
- Three excellent double bedrooms.
- Luxury fitted kitchen with separate utility room.
- Upvc double glazing.
- Downstairs cloakroom / w.c.
- Excellent first time buy.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Wooden effect strip floor, storage understairs.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, low flush w.c, tiling, gas boiler.

LOUNGE

13'4 x 11'9

Wooden effect strip floor.

DINING ROOM

12'7 x 9'8

Open to;

LUXURY FITTED KITCHEN

10'4 x 7'4

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, underoven, overhead extractor hood, single drainer stainless steel sink unit, wooden effect strip floor.

UTILITY ROOM

6'11 x 5'4

Plumbed for washing machine / storage / cloaks space.

FIRST FLOOR

BEDROOM 1

12'8 x 11'9

Wooden effect strip floor.

BEDROOM 2

11'9 x 10'7

BEDROOM 3

12'4 x 10'6

WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, wash hand basin, low flush w.c, chrome effect sanitary ware, chrome heated towel rail.

ROOFSPACE

OUTSIDE

Garden area to front while enclosed, landscaped and private to rear with composite decking, privacy and fencing.

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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. 17965633

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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