



## 4 FORTFIELD MEWS, UPPER DUNMURRY LANE, BELFAST, BT17

**QWA**

This is a rare opportunity to purchase this outstanding duplex apartment that is tucked away in this small and exclusive cul de sac position just off the established and highly sought-after Upper Dunmurry Lane and therefore enjoys tremendous doorstep convenience to include a short stroll to local shops and excellent transport links along with the Glider service.

This beautiful and sizeable home is offered for sale chain-free and is ideally placed close to both Belfast and Lisburn, including arterial links and the motorway network, not to mention Dunmurry railway station and all the amenities in Dunmurry village, to name a few.

Two good-sized bedrooms, a principal bedroom with a private en-suite shower room, and a bathroom facility just off the landing (please note that the bathroom suite has been removed to create additional space, but plumbing remains and could be reinstated)

On the ground floor, there is a stylish living room open plan to a luxury fitted kitchen with dining and entertaining space, as well as a separate utility area and a handy located downstairs W.C.

In addition, gas-fired central heating and Upvc double glazing, together with this superb location that is close to 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 the up-graded state-of-the-art Brook Leisure Centre and beautiful parklands along with Colin Glen, Ireland's leading adventure park, to name a few!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		76	76
EU Directive 2002/91/EC			

**OFFERS AROUND £129,950**



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### Key Features

- A rare opportunity to purchase this sizeable duplex apartment that is tucked away within this small and private cul de sac setting.
- Two good-sized bedrooms, principal bedroom with private en-suite shower room.
- Fashionable living room open plan to a luxury fitted kitchen / dining area with separate utility area.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-76)
- Colin Glen, Irelands Leading Adventure Park is also close by as is beautiful parklands and Dunmurry railway station.
- Fantastic Upper Dunmurry Lane location close to lots of amenities and excellent transport links to include the Glider service.
- Bathroom facility on first floor (no suite installed) plumbing present.
- Downstairs W.C.
- Superb accommodation close to both Belfast and Lisburn and within easy reach of the city centre.
- Early viewing strongly recommended for this beautiful home that offers well-appointed living space extending to around 812sq ft!





## GROUND FLOOR

### COMMUNAL ENTRANCE

To;

### APARTMENT ENTRANCE

To;

### LIVING ROOM

Open plan to;

### KITCHEN / DINING AREA

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, access to;

### SEPARATE UTILITY

Plumbed for washing machine.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, extractor fan.

## FIRST FLOOR

### Bathroom (No bathroom installed)

Keylite window, plumbing, bathroom suite previously removed to provide further room/space as there is an en-suite shower room to the principal bedroom, plumbing present for a new bathroom to be installed)

### PRINCIPLE BEDROOM 1

### ENSUITE SHOWER ROOM

Shower room, shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, partially tiled walls.

### BEDROOM 2

Keylite window.



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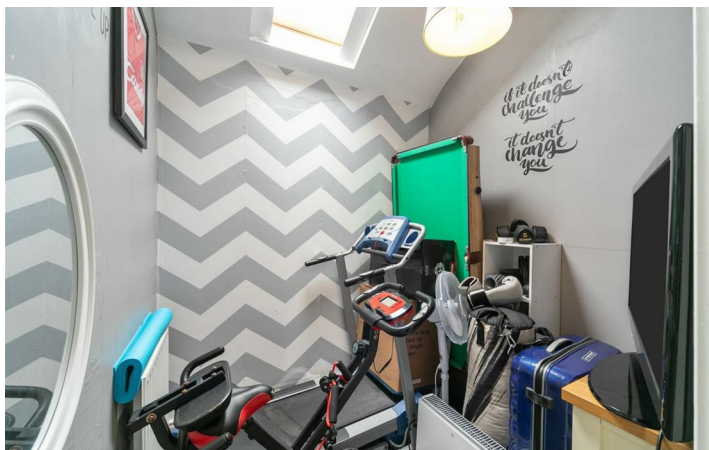
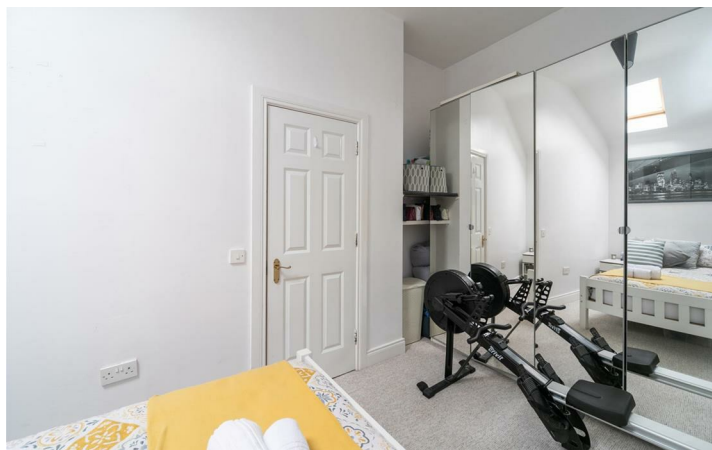
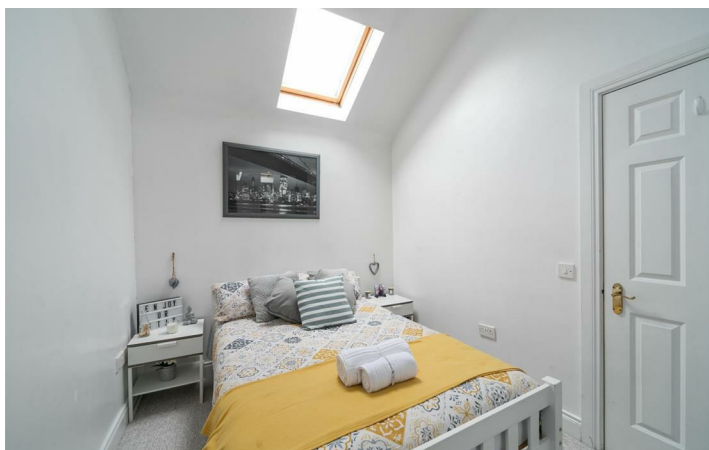
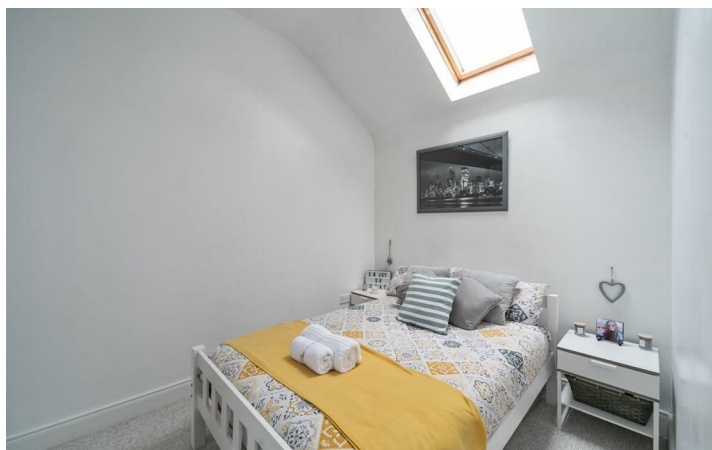








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Questions you may have.

**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 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. 18030784**

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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The Property  
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SALES

OFT  
Approved code

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