



6 THE HILL, DUNMURRY, BELFAST, BT17 9EY



A rare opportunity to purchase this sizeable extended terrace home uniquely located in this small and secluded location that enjoys proximity to Dunmurry, Belfast, and Lisburn as well as a short walk to the newly improved and extended Derraghly railway station, making this chain-free home a star purchase!

The property enjoys accessibility to arterial routes, transport links, and the motorway network, and the well-appointed, easy-to-manage accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite complete the first floor. (There is access to the roof space via a pull-down ladder on the landing.)

On the ground floor there is an entrance porch leading to a living room that has an attractive fireplace and features an open fire and access to a fitted kitchen that is open plan to a large dining/entertaining area. There is also a handy WC located downstairs.

Other qualities include an oil-fired central heating system and mostly double glazing, as well as a good-sized front garden.

A superb location close to schools, shops, and leisure facilities, as well as beautiful parklands and so much more, early viewing is advised.

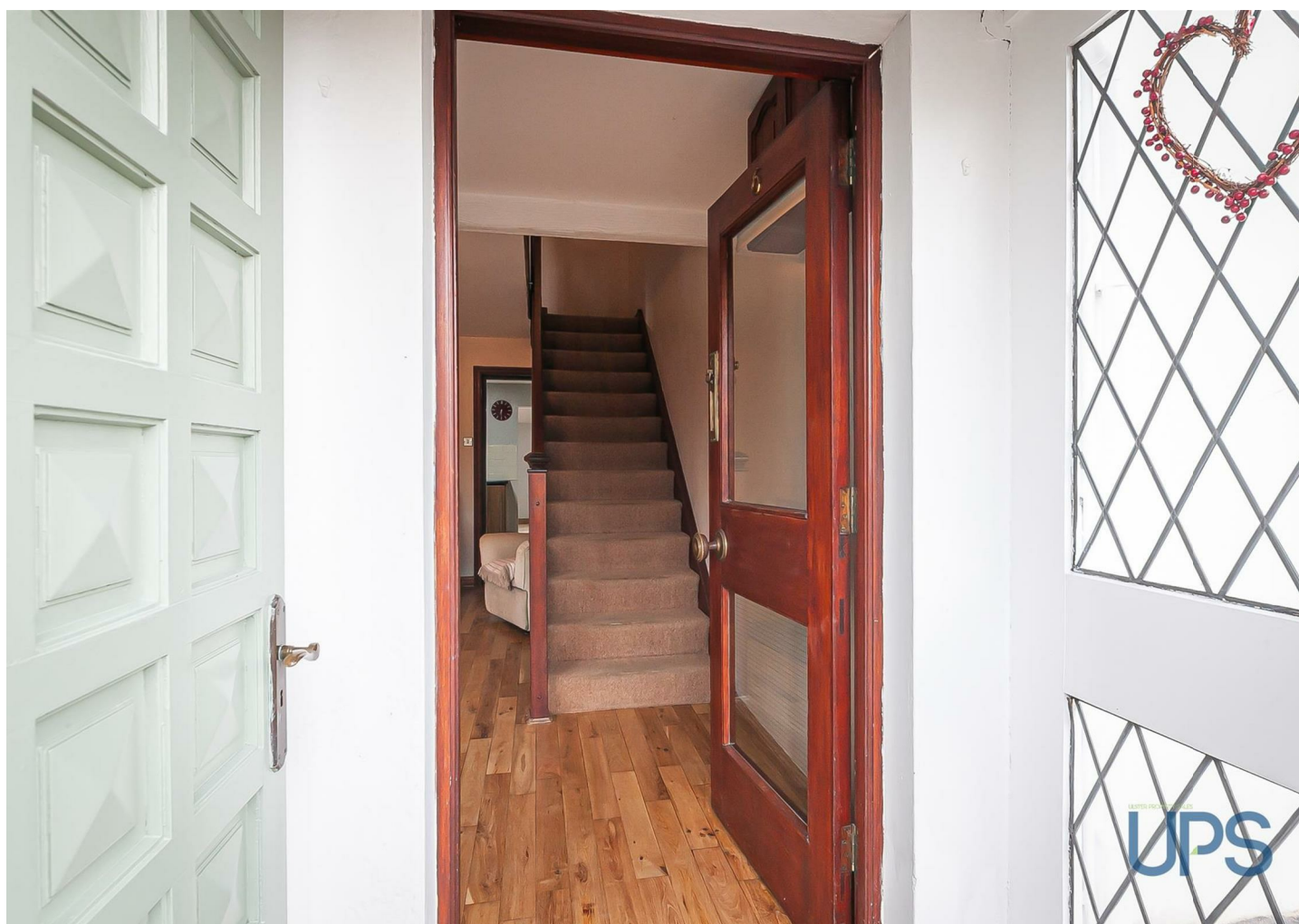
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E	47	58
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

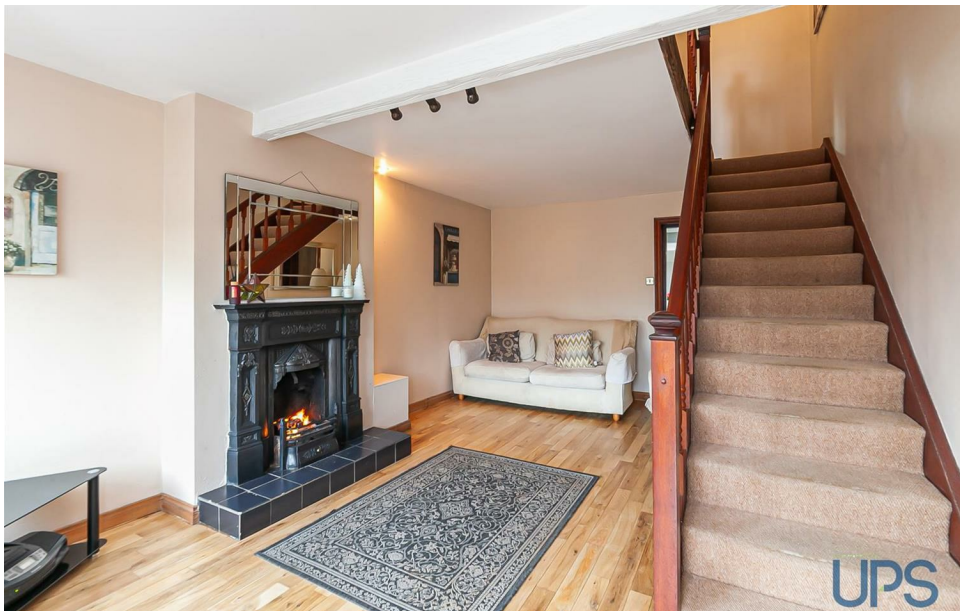
OFFERS AROUND £129,950

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Key Features

- Sizeable, extended terrace home uniquely located in this small and secluded location close to Dunmurry Village and both Belfast and Lisburn as well as arterial routes.
- Access to roofspace via pull down ladder on landing.
- Fitted kitchen open plan to a large extended dining/entertaining area.
- Oil fired central heating system / Mostly double glazed.
- Chain free.
- Two good-sized bedrooms and a white bathroom suite on the first floor.
- Entrance porch leading to a living room with feature open fire.
- Downstairs w.c.
- Good sized front garden.
- Superb location close to schools, shops and leisure facilities as well as a short walk to the newly improved and extended Derriaghy railway station.





GROUND FLOOR

Hardwood front door to:

ENTRANCE PORCH

Hardwood glass panelled inner door to;

LIVING ROOM

18'7 x 11'8

Solid wooden floor, bay window, attractive fireplace with open fire.

KITCHEN

26'4 x 10'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, stainless steel extractor fan, integrated fridge and freezer, integrated washer / dryer, tiled floor, open plan to dining space, tiled floor, spotlights.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, tiled floor.

FIRST FLOOR

BEDROOM 1

11'11 x 10'3

Built-in robes.

BEDROOM 2

11'6 x 10'7

WHITE BATHROOM SUITE

Bath, electric shower unit, 1/2 pedestal wash hand basin, low flush w.c, tiled walls.

ROOFSpace

Spotlights, laminated wood effect floor.

OUTSIDE

Loose stone carparking area, leading to a well maintained, good sized garden.

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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. 18216296

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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