



36 JUNIPER PARK, TWINBROOK, BELFAST, BT17 0BB



An opportunity to acquire a well maintained and presented, extended mid townhouse that enjoys a very private south facing position within this established cul de sac location. Three excellent, bright, comfortable bedrooms. One large reception room. Fitted kitchen open to a casual dining area with further extended rear porch / storage / cloaks space. Extended luxury finished downstairs wet room. White bathroom suite. Upvc double glazed windows. Gas fired central heating system with a recently upgraded feature gas boiler. Good, fresh presentation throughout. Feature floor coverings / internal doors. Double gates to rear / access / car parking / chain free / immediate possession. Tremendous doorstep convenience within easy walking distance to local Schools / Leisure Centre / Shops / Transport links to include the Glider Service, all within a short distance. Fantastic 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

- Well maintained and presented, extended mid town house that enjoys a very private, south facing position.
- One large reception room.
- Extended luxury finished downstairs wet room.
- Upvc double glazed windows.
- Feature floor coverings / Internal doors / Good, fresh presentation throughout.
- Three excellent, bright, comfortable bedrooms.
- Fitted kitchen open to a casual dining area with further extended rear porch / storage.
- White bathroom suite.
- Gas fired central heating system with a recently upgraded feature gas boiler.
- Double gates / Car parking to rear / Well worth a visit / Chain free / Immediate possession.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

LOUNGE

14'2 x 13'7

Wooden effect strip floor, feature fireplace with inset and hearth.

FITTED KITCHEN / DINING AREA

11'9 x 10'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, plumbed for washing machine, overhead extractor hood.

REAR EXTENDED PORCH / CLOAKS SPACE

Upvc double glazed back door.

EXTENDED WET ROOM

Fully tiled shower facility, electric shower unit, pedestal wash hand basin, low flush w.c, electric shower unit, chrome heated towel rail.

FIRST FLOOR

BEDROOM 1

12'6 x 11'1

Built-in robes.

BEDROOM 2

11'3 x 10'2

BEDROOM 3

9'3 x 8'3

Built-in robes.

WHITE BATHROOM SUITE

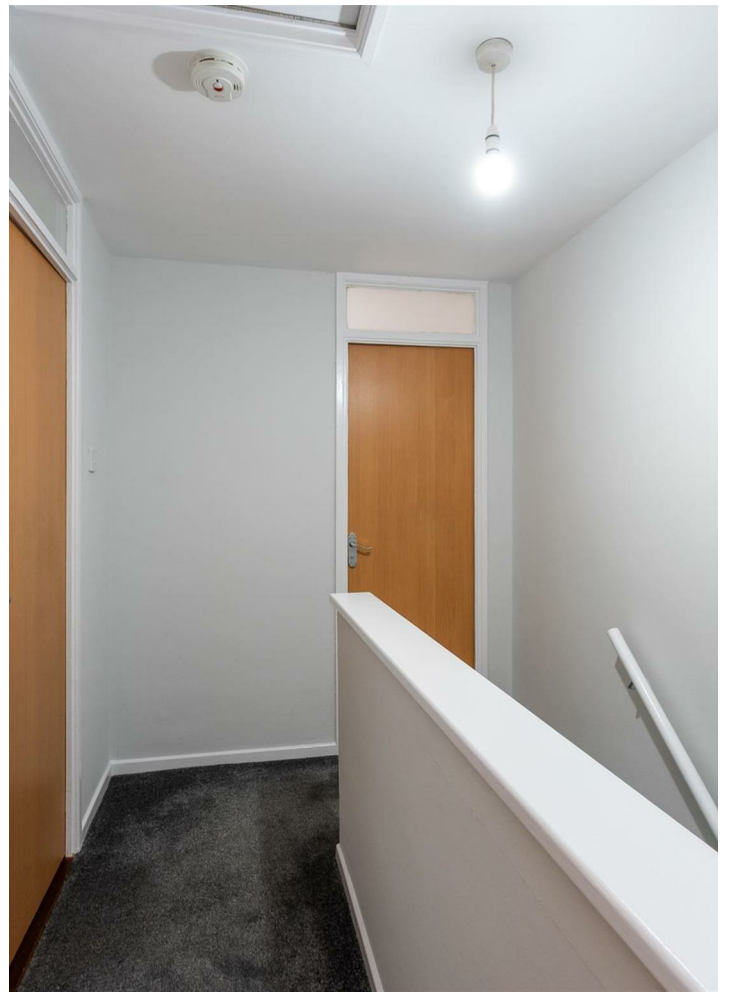
Panelled bath, pedestal wash hand basin, low flush w.c, tiling, thermostatically controlled shower unit.

OUTSIDE

Enclosed and private to rear, double gates to car parking. Feature flagging and paving to front, with pillars, wall and railings.

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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. 18290361

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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