



## 73 UPPER DUNMURRY LANE, THE GREEN, DUNMURRY, BT17 0QD



An unique opportunity to acquire an immaculate, well maintained and presented, extended detached, double fronted bungalow that enjoys a mature, landscaped, extensive, corner site. Four good, bright, bedrooms to include a developed roofspace conversion with full Building control approval. Principle bedroom with ensuite shower room. One reception room with feature door to study / living room. Extended luxury fitted kitchen open to a spacious casual dining area. Luxury white shower suite. Further separate white bathroom suite. Upvc double glazed windows. Gas fired central heating system. Feature period high ceilings. Landscaped, mature and private well stocked gardens / feature high hedging. Detached garage. Feature gates to excellent car parking / driveway off The Green. Fantastic doorstep convenience within easy walking distance of Schools, Shops, Tesco, transport links both Bus and Rail, Dunmurry cross-roads all nearby. Good presentation. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(46-54) <b>E</b>		
(35-45) <b>F</b>		
(2-34) <b>G</b>		
Not energy efficient - higher running costs		
<b>68</b>	<b>68</b>	
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £379,950



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### Key Features

- Immaculate, well maintained and presented, extended double fronted detached bungalow that enjoys a magnificent landscaped corner site.
- Principle bedroom with ensuite shower room.
- Extended luxury fitted kitchen with appliances / open to a breakfast bar and spacious casual dining area.
- Upvc double glazed windows.
- Feature period high ceilings.
- Four good bright bedrooms / Developed roofspace with full Building Control Approval.
- One generous reception room with feature door to further living room / Study
- Luxury white shower suite / Further separate White bathroom suite.
- Gas fired central heating system.
- Landscaped, mature and private, extensive corner site with well stocked gardens / Detached garage / Ample Car parking.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor, feature wall paneling

### LOUNGE

14'7 x 12'2

Feature fireplace with hearth, feature bay window. Engineered wooden floor. Feature door to:

### STUDY / LIVING ROOM

10'2 x 8'8

Feature Engineered Wood flooring.

### EXTENDED FITTED KITCHEN / DINING AREA

15'7 x 9'8

Range of high and low level units, formica work surfaces, to include integrated appliances - washing machine, dishwasher, 4 ring hob, built-in Neff double oven, separate microwave, overhead extractor hood, fridge / freezer, feature ceramic tiled flooring, breakfast bar with further casual dining area.

### BEDROOM 1

14'5 x 11'9

Wooden effect strip floor, bay window. Feature wall paneling.

### BEDROOM 2

10'3 x 12'5

Wood effect strip flooring.

## LUXURY WHITE SHOWER SUITE

Feature shower cubicle with chrome Shower head and attachment, wash hand basin, low flush W.c, wall tiling and feature flooring. Chrome heated towel rail, chrome effect sanitary ware.

## SEPARATE WHITE

### BATHROOM

Panelled bath, wash hand basin vanity unit, built-in cupboard.

## DEVELOPED ROOFSpace WITH BUILDING CONTROL APPROVAL

### BEDROOM 3

10'5 x 9'3

Walk-in cupboard, Twin velux window.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, towel rail.

### BEDROOM 4

10'2 x 9'3

Velux window.

## OUTSIDE

Extensive corner site with mature well stocked south facing landscaped gardens, neat lawns, planting, high hedges, feature paving with flagged raised sun terrace, boards with railway sleepers and rockery display, fencing, feature gates to excellent car parking / driveway to rear access off The Green.

## DETACHED GARAGE

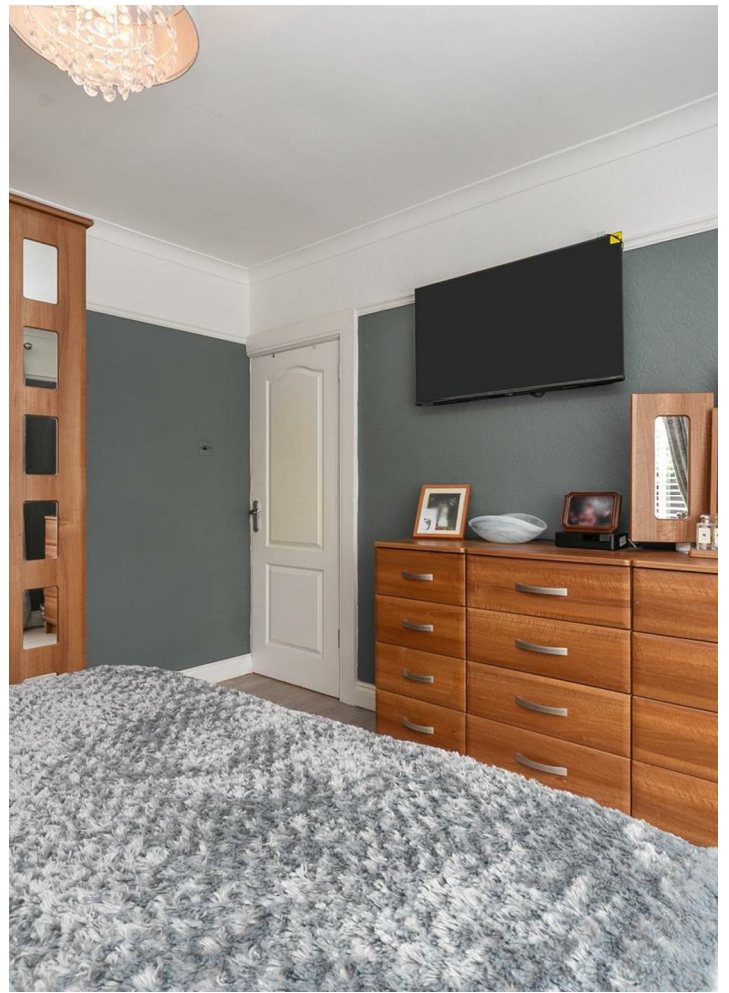
Up and over door.



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## 73 UPPER DUNMURRY LANE, THE GREEN, DUNMURRY, BT17 0QD



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. 18366646**

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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