



## 7 ARDCAOIN PARK, DUNMURRY, BT17 OUT



A beautiful semi-detached home offered for sale chain-free and superbly located in this desirable and highly sought-after residential location in proximity to lots of schools, shops and transport links, along with the Glider service, arterial routes and the motorway network, as well as being handy to both Belfast and Lisburn.

The property offers well-appointed living space extending to around an impressive 907 sq ft and benefits from a higher than average energy rating (EPC C-72), and the accommodation is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room and a good-sized fitted kitchen which is open plan to a sizeable dining/entertaining area; there is also a handy downstairs W.C.

Other qualities include gas-fired central heating and UPVC double glazing as well as off-road car parking and a privately enclosed rear garden.

We strongly encourage viewing to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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 £139,950

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### Key Features

- A superb opportunity to purchase this beautiful semi-detached home that extends to around an impressive 907 sq ft and benefits from a higher than average energy rating (EPC C-72).
- Bright and airy living room.
- White bathroom suite.
- Gas-fired central heating / uPVC double glazing.
- Offered for sale chain free, it enjoys proximity to lots of schools, shops and transport links along with the Glider service.
- Three good-sized bedrooms.
- Kitchen open plan to a sizeable dining/entertaining area.
- Downstairs W.C.
- Off-road car parking and a privately enclosed rear garden.
- Ideally placed to both Belfast and Lisburn, and we strongly recommend viewing early!





## GROUND FLOOR

Hardwood front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor, corning.

### LIVING ROOM

13'5 x 11'0

Laminated wood effect floor, corning, centre rose.

### KITCHEN / DINING AREA

17'6 x 11'0

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, built-in hob and underoven, stainless steel extractor fan, excellent storage cupboard.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin.

## FIRST FLOOR

### LANDING

Storage cupboard, additional storage cupboard housing gas boiler.

### BEDROOM 1

11'1 x 9'6

Built-in robes.

### BEDROOM 2

11'0 x 10'6

Built-in robes.

### BEDROOM 3

8'7 x 6'9

## WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush wc, wash hand basin, chrome effect sanitary ware, partially tiled walls.

## OUTSIDE

Enclosed rear garden and side area, attractive mature greenery, small front garden, off road carparking / brick paviour driveway.

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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 Gareth 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. 18376399**

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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