

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 SUNNYHILL PARK, UPPER  
DUNMURRY LANE,**

**OFFERS OVER £169,950**

An extraordinary and upgraded stylish mid-terrace home finished in a beautiful red brick and ideally placed within a short walk to all of the amenities in Dunmurry Village, we are at Dunmurry Railway Station and have accessibility to lots of nearby schools as well as beautiful parklands, golf courses and leisure facilities, to name a few!

Ideally placed just off the extremely desirable and sought-after Upper Dunmurry Lane, coupled with well-appointed accommodation, we have no hesitation in recommending this beautiful home. The accommodation is briefly outlined below.

Three bedrooms and an upgraded luxury shower suite with spotlights, as well as a feature vaulted ceiling and roofspace area providing an ideal home office space, complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with access to a bright and airy living room that has a bay window, an attractive fireplace with a stove and feature glass block walls, as well as access to an eye-catching fitted kitchen which is open plan to a dining/entertaining area that has double doors leading to the private gardens.

Other qualities include recently added gas-fired central heating and Upvc double glazing, as well as a front garden and a privately enclosed rear garden with a remote-controlled roller door.

The property is convenient to both Belfast and Lisburn as well as all of the services on the Upper Lisburn Road and, of course, an abundance of amenities in Andersonstown. This location is in constant demand, and we strongly recommend viewing to avoid disappointment.



## Key Features

- Extraordinary, upgraded and stylish mid-terrace home ideally placed just a short walk to Dunmurry Village & Dunmurry Railway Station.
- Upgraded luxury shower suite with spotlights.
- Spacious and welcoming entrance hall with access to a bright and airy living room with a bay window.
- Recently added gas-fired central heating system / Upvc double glazing.
- Front garden and privately enclosed rear garden that provides the possibility of private off-road car parking approached via an electric remote-controlled roller door.
- Three bedrooms.
- Roofspace area providing an ideal home office space with a feature vaulted ceiling.
- Eye-catching fitted kitchen open plan to a dining/entertaining area with double doors leading to private gardens.
- Beautifully presented throughout and offers many features that can only be fully appreciated upon an internal inspection.
- Convenient to both Belfast and Lisburn as well as all of the services on the Upper Lisburn Road and Andersonstown.



### GROUND FLOOR

Hardwood front door to;

#### SPACIOUS ENTRANCE HALL

Wood strip floor.

#### LIVING ROOM

12'11 10'5

Wood strip floor, attractive feature fireplace with stove, bay window, feature glass block walls, open plan to;

#### LUXURY KITCHEN / DINING AREA

16'4 12'10

Range of high- and low-level units, Belfast-type sink, built-in hob and under-oven, stainless steel extractor fan, integrated dishwasher, integrated washing machine, solid wood floor, spotlights, display cabinet, under-unit lights. Feature UPVC double-glazed double doors to an enclosed garden.

### FIRST FLOOR

#### UP-GRADED LUXURY SHOWER SUITE

7'7 x 6'5

Shower cubicle, thermostatically controlled shower unit, low flush w.c., wash hand basin, PVC stripped walls and ceiling, spotlights.

#### BEDROOM 1

9'7 x 11'5

#### BEDROOM 2

9'7 x 10'10

#### BEDROOM 3

5'7 x 6'6

#### ROOFSPACE

9'7 x 15'1

Accessed via a ladder on the landing, floored. (Please note some of the photographs used are historic.)

#### OUTSIDE

Front garden. Privately enclosed rear garden with remote controlled roller door.



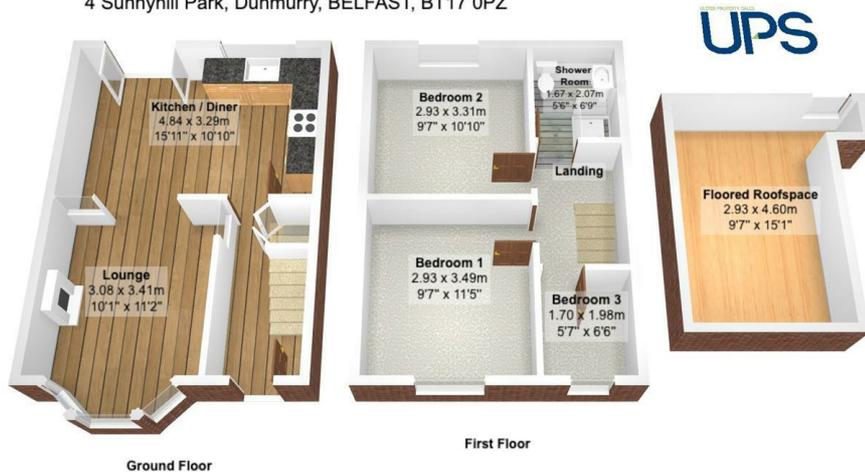








4 Sunnyhill Park, Dunmurry, BELFAST, BT17 0PZ



Total Area: 67.0 m<sup>2</sup> ... 722 ft<sup>2</sup> (excluding floored roofspace)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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028 9047 1515

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028 9756 1155

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028 9336 5986

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028 9072 9270

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028 9066 1929

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028 9181 1444

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028 9070 1000



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