

simon**BRIEN**  
RESIDENTIAL

43 The Green,  
Dunmurry, BT17 0QA



Offers Over £325,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Extended Semi Detached Home In Sought After Residential Location
- Living Room And Beautiful Period Open Fireplace With Gas Fire
- Sitting Room With Marble Fireplace With Door To Patio
- Bright Kitchen/Dining Area
- Four Bedrooms
- Family Bathroom - new combi gas boiler installed
- Separate WC
- Gas Fired Central Heating, Mostly Double Glazed Throughout
- Driveway Parking
- Beautiful Private Site With Front And Good Sized Rear Gardens In Shrubs And Lawns
- Garage – plumbed for tumble dryer with floored roofspace
- Greenhouse
- Suitable For Extension Subject To Relevant Planning Permissions
- Excellent Location Within Walking Distance Of Dunmurry Train Halt, Tesco's And Local Amenities Also Within Catchment Of Leading Primary And Grammar Schools

## DESCRIPTION

This excellent extended semi-detached villa will be popular on the open market with young professionals and the growing family wanting to set up home in one of Dunmurry's finest addresses. Set within close proximity of leading primary and grammar schools along with public transport and motorway networks.

Internally the home offers four bedrooms, bathroom, upstairs WC, living room, sitting room and kitchen Outside the property is set on a generous private site with beautiful gardens and a garage.

Viewing is strictly by private appointment. Please contact our Lisburn Road office on 028 9066 8888 to arrange a viewing at your convenience.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

Solid wood, glazed front door to reception hall with laminate wood floor and under stairs storage cupboard



#### LIVING ROOM:

15' 11" x 11' 9" (4.86m x 3.58m)

Marble fireplace with wood surround and gas fire



#### SITTING ROOM:

12' 6" x 11' 1" (3.82m x 3.39m)

Marble fireplace with door leading to patio



**KITCHEN/DINING:**  
**22' 12" x 8' 11" (7.01m x 2.71m)**

Ceramic tiled floor, range of high and low level units, under bench electric oven, 4 ring ceramic hob, extractor fan, part tiled walls, stainless steel sink unit, plumbed for dishwasher



**FIRST FLOOR**

**BEDROOM (1):**  
**12' 3" x 11' 1" (3.73m x 3.39m)**  
Laminate wood floor



**BEDROOM (2):**  
**12' 2" x 10' 1" (3.72m x 3.07m)**



**BEDROOM (3):**  
**7' 1" x 6' 11" (2.15m x 2.10m)**



**BATHROOM:**

Fully tiled, low flush WC, pedestal wash hand basin, freestanding bath with telephone hand shower, new combi gas boiler installed

**SEPERATE WC:**

Ceramic tiled floor, close couple WC



**SECOND FLOOR**

**BEDROOM (4):**

13' 7" x 10' 6" (4.15m x 3.21m)

Storage



**DETACHED GARAGE:**

19' 11" x 10' 6" (6.07m x 3.19m)

Power and light, plumbed for tumble dryer, floored roofspace

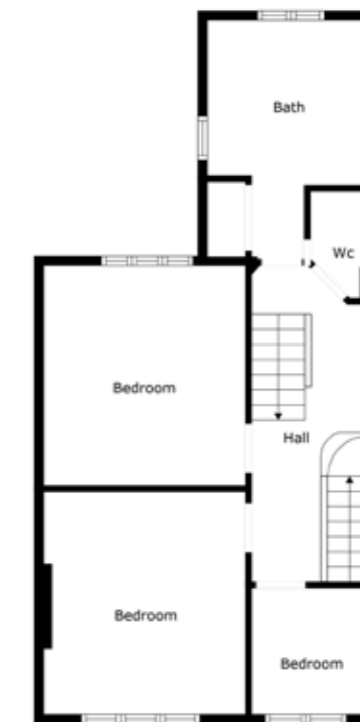


**OUTSIDE**

Shovel tarmac driveway parking for several cars, very large enclosed rear garden in lawn with mature plants and shrubs



Floor 1

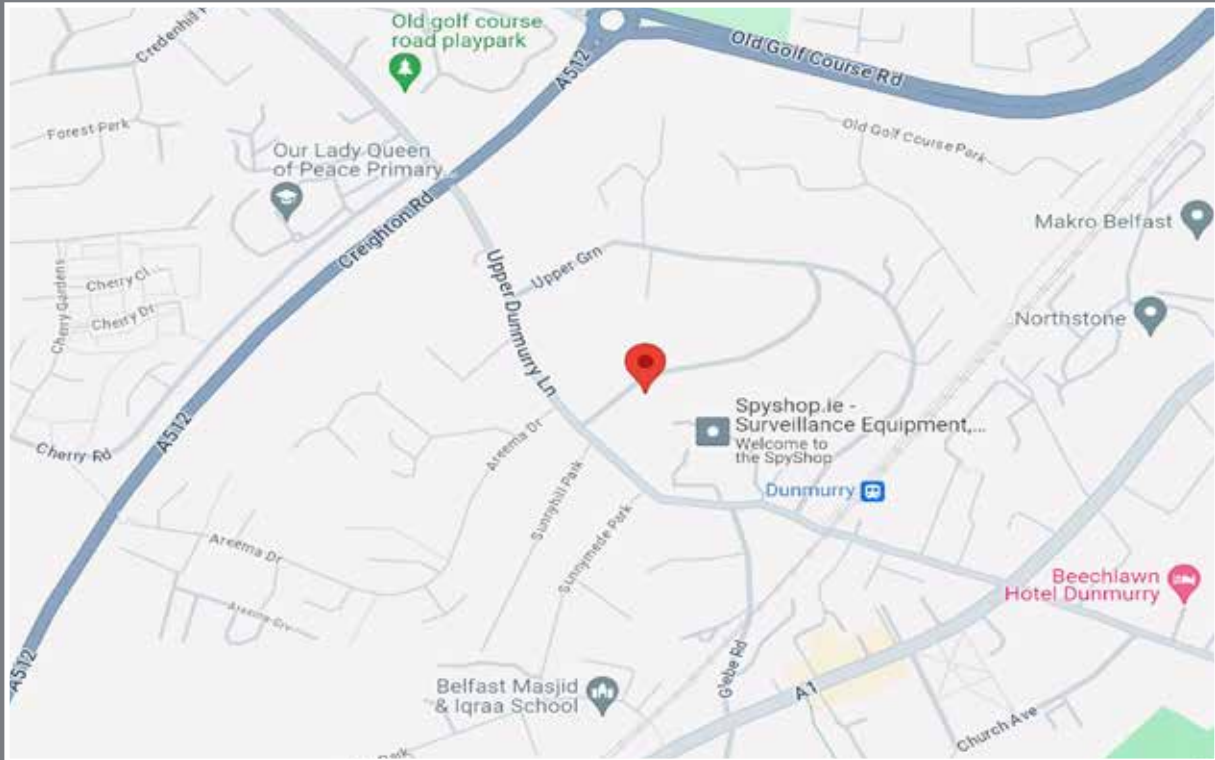


Floor 2



Floor 3

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/E/24/SD



EPC REF: 2768-3037-1204-3524-4200

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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