

simon**BRIEN**  
RESIDENTIAL

36 Mosside Road,  
Dunmurry, BT17 9HH



Offers Over £335,000

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## KEY FEATURES

- Detached Three Bedroom Bungalow on an Excellent Private South Facing Site
- Versatile Accommodation Throughout with Excellent Reception Space
- Excellent Transport Links to Belfast City Centre, Lisburn and Further Afield
- Close to Leading Local Schools, Parks, Belfast City Hospital and Belfast City Airport
- Three Well Proportioned Bedrooms with Additional Storage
- Solid Oak Floors Throughout
- Hallway With Excellent Additional Storage and Utility Cupboard with Plumbing for Washing Machine
- Spacious Living Room with Feature Fireplace and French Doors to the Rear Garden
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Excellent Range of Built in Units
- Solid Wooden Kitchen with Granite Worktops
- Modern Fitted Family Bathroom with Luxurious White Suite
- Part Floored Roofspace Providing Excellent Additional Storage
- Enclosed Front Garden with Tarmac Driveway Providing Ample Off Street Parking
- Extensive Private South Facing Rear Garden with Raised Patio Area and Mature Outlook
- Integral Garage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this superbly appointed three-bedroom detached bungalow located just off Queensway in Dunmurry. Occupying a fantastic private site with southerly aspect, the property also provides excellent versatile internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: spacious reception hall with additional storage and utility cupboard with plumbing for washing machine, living room with feature fireplace and French doors to the rear garden, open plan kitchen diner with bespoke solid wooden kitchen, granite worktops and range of built in units, luxurious fitted family bathroom with modern white suite, three well-proportioned bedrooms with additional storage and a part floored roofspace providing excellent additional storage.

The property further benefits from UPVC double glazing, gas fired central heating, solid oak floors throughout, enclosed front garden with tarmac driveway providing ample off-street parking, integral garage and a superb private rear garden with southerly aspect and raised patio area.

With generously proportioned rooms sizes providing versatile accommodation, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

uPVC composite front door and glass inset with glass side light into spacious reception hall with solid strip wooden flooring

#### UTILITY ROOM:

Picture window, wooden panelled walls with cloaks storage, plumbed for washing machine, plumbed for tumble dryer

#### HALLWAY:

Slingsby ladder and access to part floored roofspace with light and excellent storage



## LOUNGE:

17' 10" x 11' 5" (5.44m x 3.48m)

Solid strip wooden flooring, feature fireplace with marble surround, cast iron inset and slate hearth, uPVC double glazed French doors with side lights to rear garden, French doors leading to kitchen/diner





**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, freestanding bath with chrome mixer tap and telephone attachment, shower unit with glass sliding door, chrome thermostatic control valve, telephone attachment and rainfall headset, fully tiled walls, tiled floor, floating wash hand basin with chrome mixer tap, built in vanity unit, chrome heated towel rail



**BEDROOM (2):**

**11' 9" x 10' 0" (3.58m x 3.05m)**

Mature outlook to rear



**BEDROOM (3):**

**9' 5" x 8' 5" (2.87m x 2.57m)**

Outlook to front



**BEDROOM (1):**

**11' 9" x 8' 5" (3.58m x 2.57m)**

Mature outlook to rear, excellent built in sliderobes with storage



**KITCHEN/DINER:**

**20' 9" x 9' 0" (6.32m x 2.74m)**

Bespoke fitted kitchen with range of high and low level units, marble worktops, built in 4 ring touchscreen ceramic hob with stainless steel extractor fan, built in oven and grill, inset sink with side drainer and chrome mixer tap, space for dishwasher, triple aspect to front, side and rear. Space for wine cooler, space for fridge freezer, tiled floor, low voltage recessed spotlighting, door leading to front hallway, uPVC double glazed access door to side







**INTEGRAL GARAGE:**

Metal up and over door, power and light

**OUTSIDE**

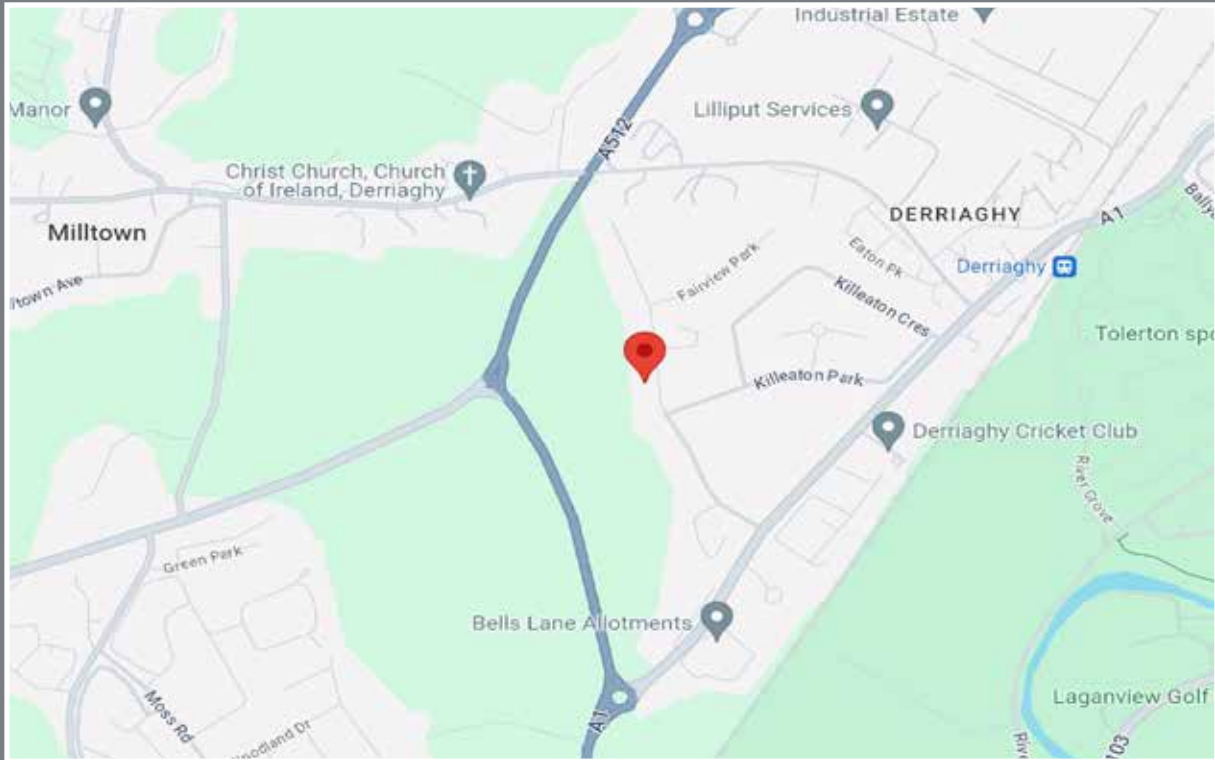
Front - Enclosed front garden laid in lawns, mature shrubs, trees and hedging, driveway with off street parking for 2/3 cars, terracotta tiled front step

Rear - Extensive enclosed private rear garden with excellent privacy, raised patio area with sun terrace, part laid in lawns, surrounding shrubs, trees and hedging, outside tap and light, access door to garage, access to Volkera gas boiler





# 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

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## Lettings Department

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