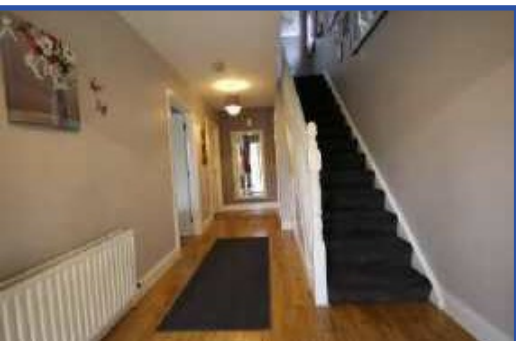




4 Ashley Grove, Off Upper Dunmurry Lane

Offers Around £259,950

A superior linked detached comfortable family home of approximately 1500 sq ft, that commands a prominent position within this established, residential cul de sac location. Four excellent bedrooms / master bedroom with luxury ensuite shower room. Two separate reception rooms to include Upvc double glazed sunroom. Luxury finished kitchen open to extensive family dining area. Luxury white bathroom suite. Separate shower cubicle. Downstairs w.c. Upvc double glazed windows / oil fired central heating system. Integral garage. Good, fresh, youthful presentation throughout. Mature and private rear gardens. Well worth viewing. EPC D60



4 Ashley Grove, Off Upper Dunmurry Lane

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Solid wood floor, storage understairs.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, solid wood floor, extractor fan, feature tiling.

LIVING ROOM

19'2 x 13'4 (5.84m x 4.06m)

Solid wood floor, bay window, attractive fireplace, bay window.

LUXURY KITCHEN

21'1 x 15'8 (6.43m x 4.78m)

Excellent range of high and low level units, single drainer stainless steel 1 ½ bowl sink unit, built-in 4 ring hob and underoven, stainless steel extractor fan, underunit lighting, plumbed for dishwasher, breakfast bar, ceramic tiled floor, downlighters, beautiful tiled floor, access to integral garage. Open to;

SIZEABLE FAMILY DINING SPACE

Laminated wood effect floor. Feature Upvc double glazed double doors to;

SUNROOM

15'2 x 10'9 (4.62m x 3.28m)

Laminated wood effect floor, Upvc double glazed door to privately enclosed, well maintained gardens.

FIRST FLOOR

LANDING

Hotpress / storage.

MASTER BEDROOM 1

12'0 x 11'0 (3.66m x 3.35m)

Attractive views.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, partially tiled walls, extractor fan.

BEDROOM 2

7'7 x 7'2 (2.31m x 2.18m)

BEDROOM 3

13'6 X 9'8 (4.11m X 2.95m)

BEDROOM 4

10'0 x 7'5 (3.05m x 2.26m)

LUXURIOUS WHITE BATHROOM SUITE

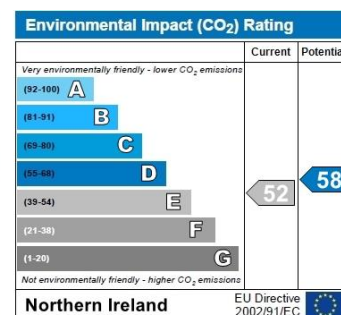
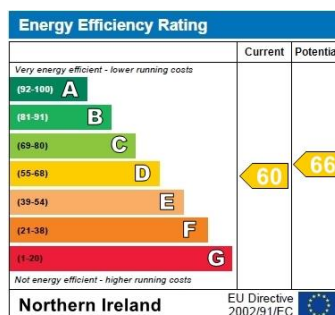
Bath with mixertaps, telephone hand shower, low flush w.c, pedestal wash hand basin, separate shower cubicle, thermostatically controlled shower unit, chrome effect sanitary ware, spotlights, partially tiled walls, extractor fan.

OUTSIDE

Driveway to front, private enclosed rear garden, neat lawns and fencing, additional flagged patio, outside tap, off street carparking to;

INTEGRAL GARAGE

Up and over door, light and power.



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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

H0122181

PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE



ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515