



65 Diamond Gardens, Belfast, BT10 0HE

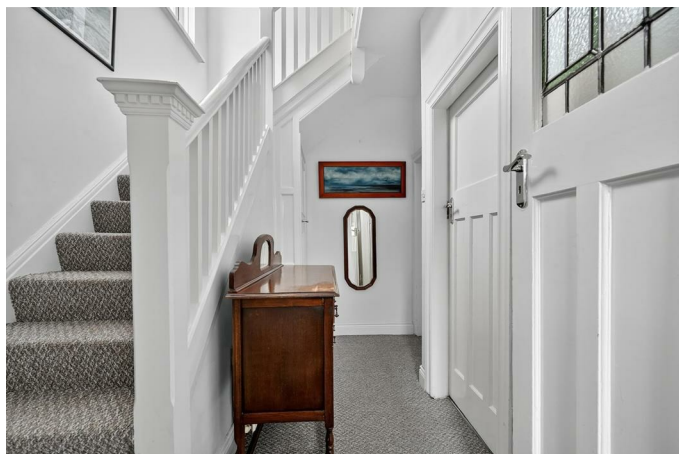
Price Guide £399,950

Located in a quiet, desirable residential area convenient to excellent schools, shops and public transport facilities this exceptional extended semi-detached residence comprises bright and well proportioned accommodation. Ready for immediate occupation, the accommodation comprises lounge with feature bay window and open fire, spacious open plan kitchen, living, dining room, ground floor W.C, four excellent bedrooms (master with dressing room & en-suite) and family bathroom suite. Outside, the property benefits from a rear garden in lawn with paved patio area, spacious driveway to front providing ample parking and detached garage with studio.

- Beautiful Red Brick Extended Semi Detached Home
- Master Bedroom With Dressing Room & Ensuite Shower Room
- Spacious Open Plan Kitchen / Living / Dining Room
- Detached Garage & Studio
- Close Proximity To Leading Schools & Excellent Transport Links
- Four Generous Bedrooms
- Front Lounge With Feature Bay Window & Fireplace
- Downstairs W.C
- Enclosed Rear Garden In Lawn With Patio Area, Excellent Driveway To Front
- Sought After Location Popular With Families

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
RECEPTION HALL



Tiled entrance porch. Cloakroom.

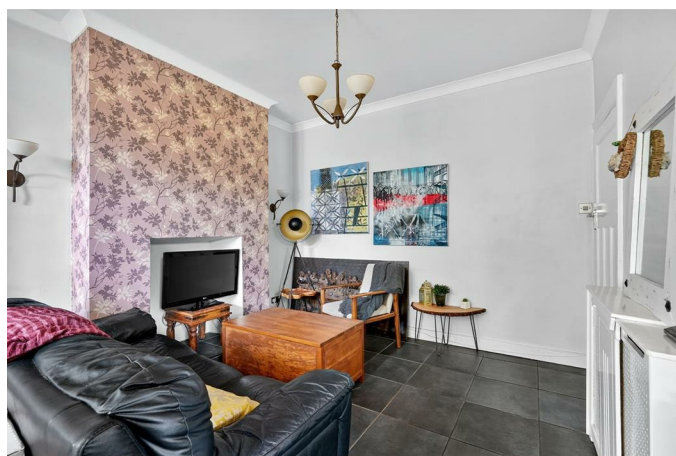
LOUNGE 13'3" x 12'7" (4.06 x 3.84)

Bay window. Open fire with wood surround, tiled inset & hearth.

KITCHEN / LIVING / DINING 19'10" x 19'9" (6.05 x 6.02)



Excellent range of high and low level units, bowl sink unit with mixer tap, stainless steel extractor fan, integrated dishwasher, wine rack, breakfast bar area, patio doors to rear garden.



W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR

MASTER BEDROOM 19'7" x 11'6" (5.99 x 3.53)



DRESSING ROOM 9'10" x 9'8" (3.02 x 2.97)

ENSUITE SHOWER ROOM

Enclosed shower, low flush W.C, pedestal wash hand basin.

BEDROOM TWO 10'9" x 10'9" (3.28 x 3.3)



BEDROOM FOUR 11'10" x 12'7" (3.61 x 3.84)



BEDROOM THREE 8'7" x 8'2" (2.62 x 2.49)



Built in robes.

BATHROOM



Panelled bath, shower enclosure, low flush W.C, pedestal wash hand basin.

ON THE SECOND FLOOR

W.C

Low flush W.C, wash hand basin.

OUTSIDE



Extensive driveway to the front providing ample parking space. Private, enclosed garden to rear in lawn with paved patio area. Outside light & water tap.



GARAGE

Up & over door. Power & light.

STUDIO 10'5" x 8'0" (3.18 x 2.44)

Laminate wood floor. Wash hand basin.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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