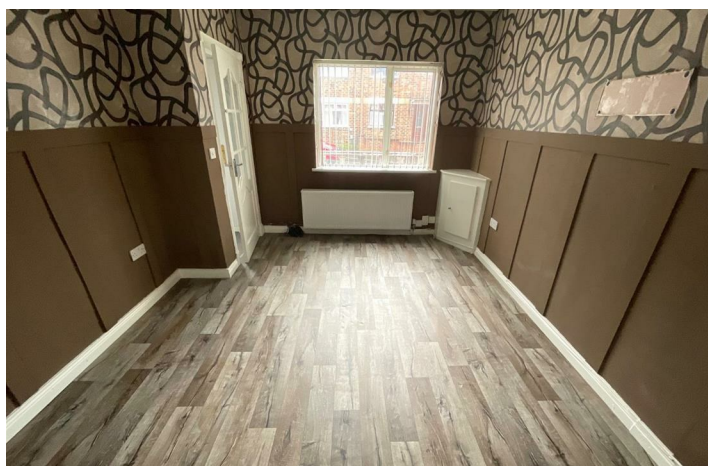
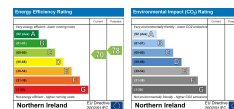




36 Dhu Varren Parade
Belfast, BT13 3FJ

Offers in the region of
£85,000



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, Belfast, BT13 3FJ

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A well presented semi-detached villa in a highly regarded residential location which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises of an entrance hall, bright reception, fitted kitchen with dining space, four piece bathroom suite and two well proportioned bedrooms. Outside there is an enclosed garden to the rear.

The property further benefits from gas fired central heating and full uPVC double glazing.

Dhu Varren Parade is conveniently located close to many leading shops and amenities including Woodvale Park, Ballygomartin Tesco and a whole host of independent traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with smoked glass inset, panelled radiator, stairs leading to first floor

Living Room 11'10" x 10'2" (3.63m x 3.12m)

Wood laminate flooring, double panelled radiator, enclosed electricity meter, double french doors leading:

Kitchen 7'9" x 13'1" (2.38m x 4.00m)

Fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring, panelled radiator, patio doors leading to rear garden

First Floor

Landing

Access to roof space

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin, panelled bath and free standing electric shower, vinyl flooring, panelled radiator

Front Bedroom 8'11" x 10'7" (2.73m x 3.24m)

Enclosed storage cupboard housing gas boiler, double panelled radiator

Rear Bedroom 10'10" x 6'3" (3.32m x 1.91m)

Enclosed storage cupboard, panelled radiator

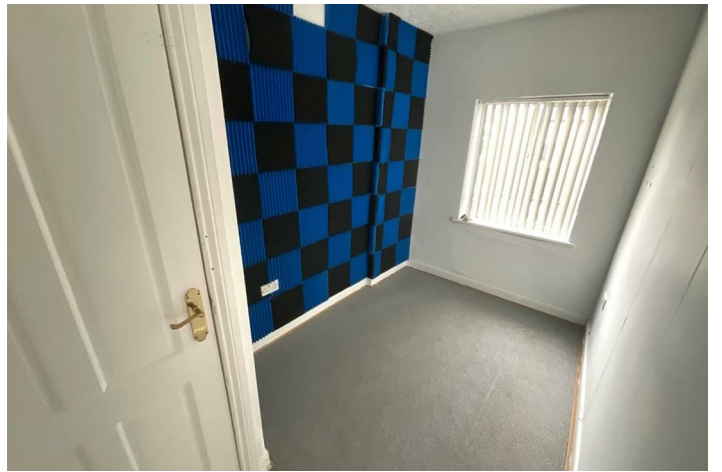
Outside

Front

Brick privacy wall with metal entrance gate, flagged courtyard

Rear

Stoned garden with raised patio area, wood panelled privacy fencing, water tap



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.