

## 9 Dunmore Mews, Belfast, BT15 3GS

Offers Over £274,950

- Well presented detached villa in highly popular and convenient location
- Lounge
- Bathroom
- Gas fired central heating
- Enclosed garden to rear/ Driveway to front with space for multiple cars
- 4 Bedrooms (main bedroom with modern ensuite shower room)
- Kitchen/Dining
- Downstairs W/C
- Double glazing in uPVC frames
- Located close to excellent schools, shops and public transport facilities

# 9 Dunmore Mews, Belfast BT15 3GS

Beautifully presented detached villa situated in a highly sought after and convenient location, ideal for families and commuters alike. This spacious home offers four well proportioned bedrooms, including a main bedroom with a modern ensuite shower room. The property features a bright and welcoming lounge, stylish kitchen/dining area perfect for everyday living and entertaining, family bathroom and convenient downstairs W/C. Additional benefits include gas fired central heating and double glazing in uPVC frames. Externally, there is an enclosed rear garden providing a private outdoor space, along with a generous driveway to the front offering parking for multiple cars. Ideally positioned close to excellent schools, local shops, and superb public transport links, this is a fantastic family home opportunity.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

Ceramic tiled floor, built in storage, understairs storage, space for tumble dryer

### Downstairs W/C

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

### Lounge

Laminate wood flooring

### Kitchen/Dining

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, fluorescent light, built in stainless steel oven, gas boiler, gas hob, stainless steel extractor fan, space for dishwasher

## First Floor

Landing

### Bedroom (1)

Built in slide robes

### Bedroom (2)

Built in slide robes

### Bedroom (3)

Laminate wood flooring, built in slide robes

### Bathroom

Wooden paneled bath, controlled shower, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall tiling, extractor fan

## Second Floor

Landing

### Bedroom (4)

Built in slide robes, two Velux windows

### Modern ensuite shower room

Shower unit with thermostatically controlled shower, rainwater effect shower head, low flush W/C, pedestal wash hand basin, Velux window, paneled walls, vanity sink unit with mixer tap, touch mirror, access to roofspace

## Outside

Front: Tarmack and paved driveway with space for multiple cars

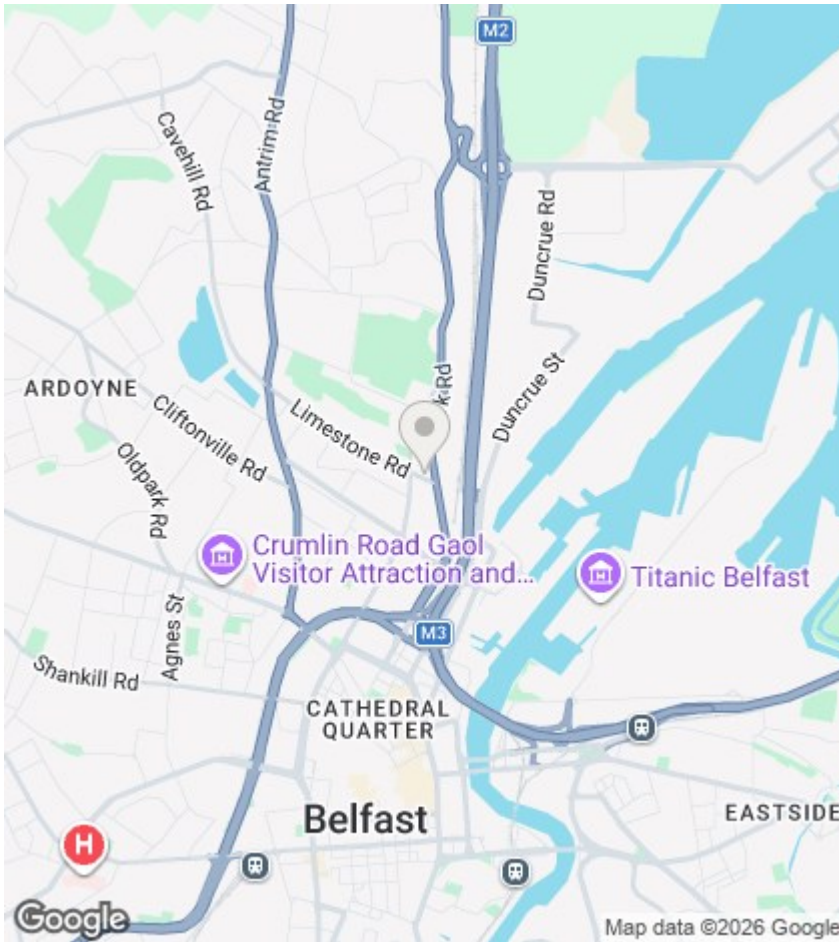
Side: Enclosed, outside light

Rear: In lawn, paving, plants and shrubs, shed, outside tap

## Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland  
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland  
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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

