



12 Dhu Varren Park, Belfast, BT13 3FH

- Semi Detached Home
- Two Reception Rooms
- Shower Room
- Double Glazing
- Convenient Location
- Two Bedrooms
- Kitchen
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £74,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood glass panelled front door. Stairwell to first floor.

#### LOUNGE 11'10" x 10'7" (wps)

Focal point fireplace. Glass panelled French doors leading to:

#### FAMILY ROOM / DINING ROOM 13'5" x 7'11"

Access to under stairs store. PVC double glazed external door.  
Glass panelled door leading to:



### **KITCHEN 10'0" x 7'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Twin glass fronted display cabinets. Splashback tiling to walls. Plumbed and space for washing machine. Dual aspect windows. PVC double glazed external door leading to rear yard.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 10'8" x 9'0" (plus wardrobe space)**

Built in wardrobes with mirror panelled sliding doors.

#### **BEDROOM 2 10'9" x 6'4"**

#### **SHOWER ROOM**

Three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Part tiled, part panelled walls.

#### **EXTERNAL**

Entrance canopy.  
PVC soffits, fascia and rainwater goods.  
External lighting.  
Rear yard finished in paving and concrete.  
Oil fired central heating boiler.  
PVC oil storage tank.  
Outside tap.





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**Two bedroom/two reception, semi-detached home, conveniently situated within Dhu Varren Park, North Belfast.**

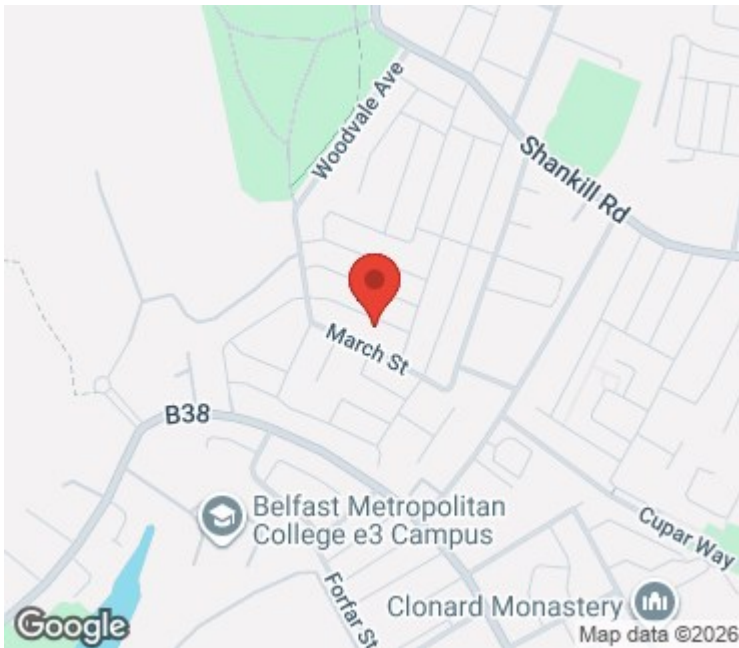
**The property comprises entrance hall, lounge, separate dining/family room, kitchen, two bedrooms, and shower room.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include oil heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early interest recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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