



ULSTER PROPERTY SALES

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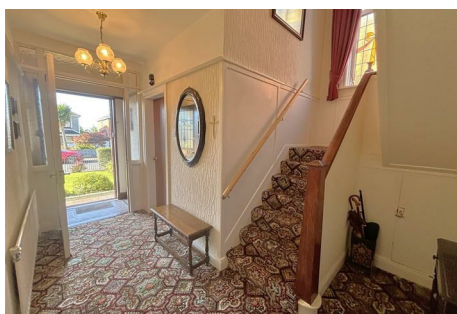
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



15 Sunningdale Park , Belfast, BT14 6RU

A Magnificent Family Home Situated Within One Of North Belfast's Premier Addresses

Nestling at the foot of Belfast's iconic Cavehill this handsome period detached offers the perfect family sized accommodation. Holding a prime site within this highly regarded residential location the property is minutes from leading schools, excellent local amenities, public transport with easy access to the City and Belfast's New University. The spacious interior comprises entrance hall, 3 bedrooms, superb roof space 2+ reception rooms, fitted kitchen with family dining and utility area off and fully tiled family bathroom. The dwelling further offers a downstairs modern shower room, uPvc double glazed windows retaining leaded light detail, oil fired central heating and replacement rain water goods.

A detached garage and private rear garden add the finishing touches to a home which warrants your immediate attention.

Offers In The Region Of £300,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

15 Sunningdale Park

, Belfast, BT14 6RU



- Charming Red Brick Period Detached Residence
- Fitted Kitchen With Dining Utility Off
- Detached Garage
- Extremely Popular Residential Location
- 3 Bedrooms 2 Reception rooms
- Avocado Bathroom Suite
- Private Mature Gardens
- Downstairs Modern Shower Room
- Oil Fired Central Heating
- Highest Presentation

Enclosed Entrance Porch

Leaded light glazed entrance door, terrazzo floor, picture rail.

Entrance Hall

Glazed vestibule door, panelled radiator, picture rail.

Shower Room

Modern white suite comprising, disabled shower unit, electric shower, vanity unit, low flush wc, pvc panelled walls and ceiling, chrome radiator, recessed lighting.

Lounge into Bay

16'3" x 11'7" (4.96 x 3.55)
Leaded light detail windows, tiled fireplace, panelled radiator.

Dining Room

13'7" x 11'6" (4.16 x 3.52)
Two panelled radiators.

Kitchen

17'5" x 9'10" (5.31 x 3.00)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan. integrated under fridge, fully tiled walls.

Dining Area

Panelled radiator.

Inner Lobby

Oil boiler, plumbed for washing machine, tumble dryer space, fridge/freezer space, ceramic tiled floor.

First Floor

Landing, leaded light window. Hot press

Bathroom

Avocado suite comprising panelled bath, telephone hand shower pedestal wash hand basin, low flush wc, fully tiled walls, towel radiator, panelled radiator.

Bedroom

13'5" x 9'7" (4.10 x 2.94)
Range of built-in robes, cupboards above, panelled radiator.

Bedroom

13'5" x 11'7" (4.11 x 3.54)
Panelled radiator.

Bedroom

10'1" x 9'11" (3.08 x 3.04)
Panelled radiator.

Roof Space

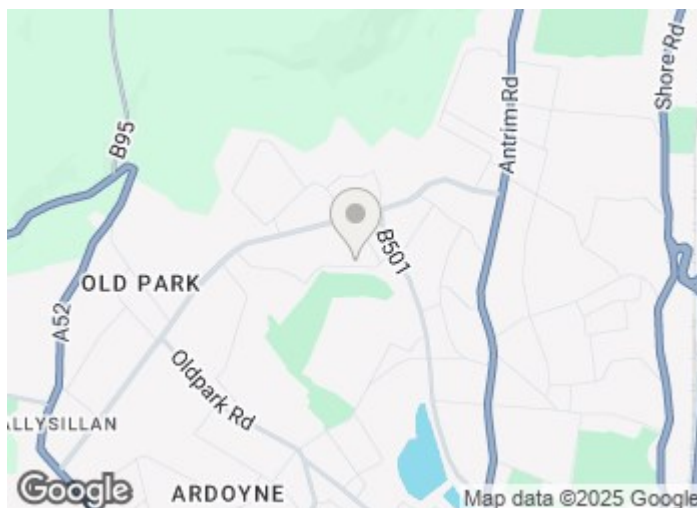
Slingsby type ladder, floored and sheeted, natural light, light and power.

Outside

Mature Gardens front and rear in lawns, shrubs and flowerbeds, patio area, oil tank, outside light and tap.

Detached Garage

Up and over door, light and power. Tarmac driveway.



Directions



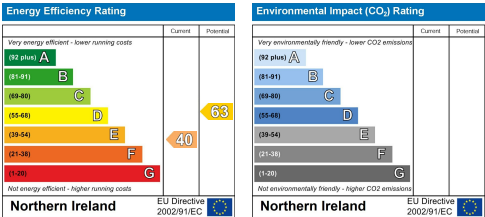
Floor Plan

15 Sunningdale Park, BELFAST, BT14 6RU



Total Area: 106.9 m² ... 1151 ft² (excluding garage)
All measurements are approximate and for display purposes only

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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