



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 40 Dhu Varren Crescent , Belfast, BT13 3FL

**Offers Around £75,000**

Opportunity to purchase semi detached villa in this ever popular residential location. The dwelling offers 3 bedrooms, gas central heating and is located nearby leading schools and shops. Local transport with bus routes allowing easy access to the bustling Belfast City Centre. Ideally suited to the builder, investor or DIY enthusiast - Immediate viewing highly 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 40 Dhu Varren Crescent

, Belfast, BT13 3FL



- Semi Detached Villa
- 3 Bedrooms
- Gas Central Heating
- Most Convenient Location



**Directions**



Floor Plan

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.

