



65 Dunkeld Gardens , Belfast, BT14 6NT

Offers Over £245,000

Fantastic Extended And Luxuriously Appointed Red Brick Semi Detached Villa Holding A Prime End Of Cul De Sac Position.

An extended and modernised red brick semi-detached residence holding a prime position within this most popular cul de sac location. The richly appointed interior comprises 3 bedrooms, 2 reception rooms to include extended living room, luxury integrated fitted kitchen with built-in oven and gas hob, integrated dish washer, washing machine, and contemporary fully tiled 4 piece white bathroom suite. The dwelling further offers gas central heating, pvc double glazed windows and doors, pvc fascia and eaves, range of built-in mirrored wardrobes to all bedrooms and has been maintained and presented to the highest standard over the years. Garage, brick paver driveway parking, landscaped gardens with feature timber decking combines with this most sought after cul de sac location to make this the perfect family home - Early Viewing is strongly recommended.

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	

65 Dunkeld Gardens

, Belfast, BT14 6NT



- Fabulous Semi Detached Family Home
- Fully Tiled 4 Piece Bathroom
- Detached Garage
- Fantastic Family Home
- 3 Bedrooms 2 Reception Rooms
- uPvc Double Glazed Windows & Doors
- Landscaped Gardens
- Luxury Integrated Kitchen
- Gas Central Heating
- Prime Cul De Sac Location

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, under stairs storage, built-in storage, double panelled radiator.

Lounge

14'11" x 11'9" (4.56 x 3.59)

Into bay, attractive fireplace with marble hearth, wood laminate floor, double panelled radiator.

Extended Living Room

18'0" x 11'9" (5.49 x 3.59)

Attractive cast iron fireplace, wooden flooring, double panelled radiator, cornice ceiling, pvc double glazed patio doors.

Kitchen

13'6" x 8'1" (4.14 x 2.48)

Stainless steel sink unit, extensive range

of high and low level units, formica worktops, space for range style cooker, stainless steel canopy extractor fan, stainless splashback, integrated dish washer, washing machine, "American" fridge/freezer space, partly tiled walls, high output radiator, recessed lighting, ceramic tiled floor, uPvc double glazed patio doors.

First Floor

Access to roof space.

Bathroom

Fully tiled contemporary modern white suite comprising panelled bath, telephone handset shower, shower cubicle with drench shower, thermostatically controlled shower unit, vanity unit, low flush wc, chrome radiator, pvc ceiling, recessed lighting, fully tiled walls, ceramic tiled floor.

Bedroom

9'11" x 12'3" (3.03 x 3.74)

Full width mirrored slider robes, recessed lighting, wood laminate floor, panelled radiator.

Bedroom

10'6" x 12'2" (3.21 x 3.73)

Full width mirrored slider robes, panelled radiator.

Bedroom

10'3" x 8'0" (3.14 x 2.44)

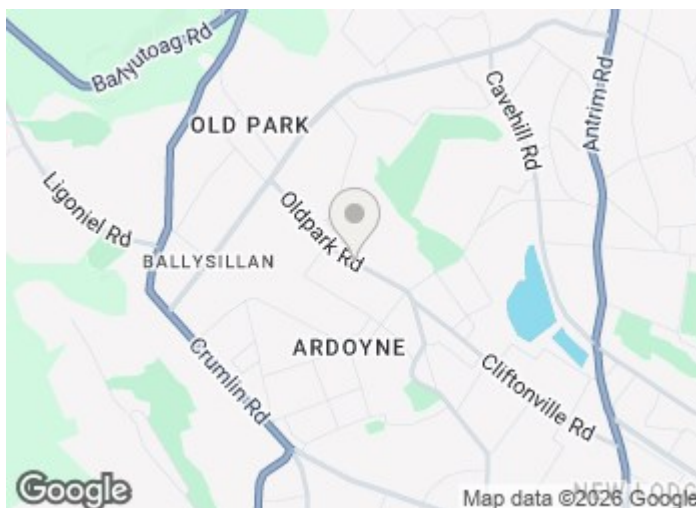
Built-in mirrored slider robes, wood laminate floor, panelled radiator.

Garage

Stable style doors.

Outside

Hard landscaped front garden in brick paver. off street carparking, rear garden in mature lawn with feature raised timber decking, outside light and tap.



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



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