



ULSTER PROPERTY SALES

# UPS

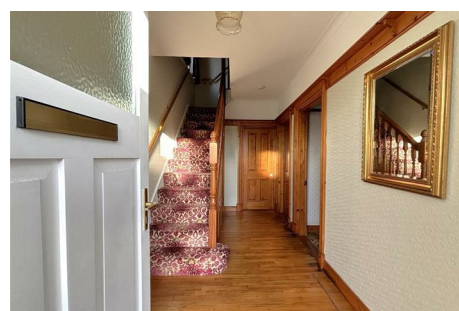
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 43 Dunlambert Park , Belfast, BT15 3NJ

**Offers Over £214,950**

Exceptionally Handsome Red Brick Semi Detached Villa Situated Within This Most Desirable Location.

An exceptionally handsome semi-detached villa holding a fabulous position set within mature gardens situated within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and modern white family bathroom. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves and replacement rain water goods. The property further benefits from utility room, detached garage and ample driveway parking. With extensive gardens to enjoy and within easy walking distance of leading schools, public transport and excellent shopping combines to add the finishing touches to a home which offers unlimited potential - Early Viewing is 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

# 43 Dunlambert Park

, Belfast, BT15 3NJ



- Exceptional Red Brick Semi Detached Villa
- Fitted Kitchen
- Oil Fired Central Heating
- Mature Gardens Front & Rear
- 3 Bedrooms
- Modern White Bathroom
- Detached Garage
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Ample Driveway Parking

## Entrance Hall

Hardwood entrance door, wood strip flooring, picture rail, double panelled radiator.

## Lounge

14'6" x 12'9" (4.44 x 3.90)

Into bay, attractive fireplace, picture rail, double panelled radiator.

## Living Room

13'8" x 12'8" (4.17 x 3.87)

Picture rail, double panelled radiator.

## Kitchen

12'4" x 6'11" (3.76 x 2.11)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge freezer space, partly tiled walls, Terrazo flooring, built-in storage, double panelled radiator.

## Utility Room

8'7" x 6'0" (2.62 x 1.84)

Terrazo flooring, plumbed for washing machine, hardwood door to rear.

## First Floor

Landing.

## Separate WC

Fully tiled modern white suite comprising low flush wc, tiled walls, tiled floor.

## Wet Room

Fully tiled modern white suite comprising walk in shower, thermostatically controlled telephone handset shower, vanity unit, chrome radiator, hot press, tiled walls, ceramic tiled floor.

## Bedroom

12'2" x 11'3" (3.73 x 3.44)

Attractive fireplace, double panelled radiator.

## Bedroom

14'6" x 12'8" (4.44 x 3.87)

Attractive fireplace, double panelled radiator.

## Bedroom

11'1" x 6'11" (3.38 x 2.11)

Double panelled radiator.

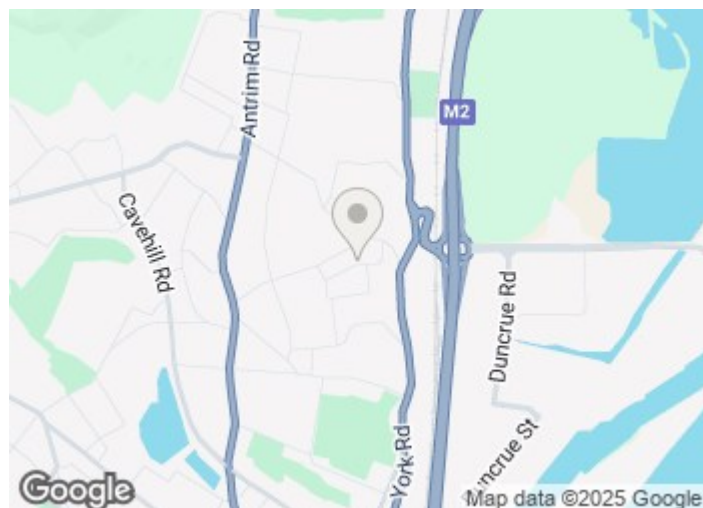
## Outside

Mature hard landscaped front garden in pavers and flowerbeds with ample carparking and rear garden in mature lawn, flowerbeds and patio area, boiler house, pvc oil tank, outside tap and light.

## Garage

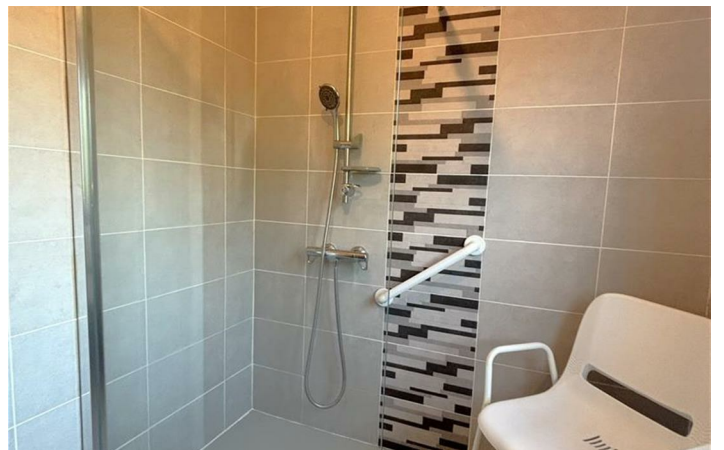
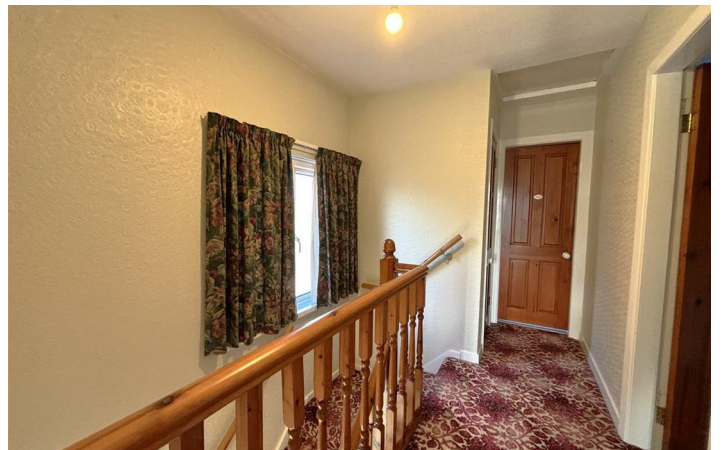
16'8" x 8'11" (5.10 x 2.74)

Up and over door, power and light.



## Directions





Floor Plan

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