



21 Sunninghill Park , Belfast, BT14 6SN

Offers Over £159,950

Superb Red Brick Semi Detached Villa Holding A Prime Corner Position Within This Highly Regarded Residential Development.

Holding a prime position within this desirable location, this superb family home will have immediate appeal. The well presented interior comprises 3 bedrooms, through lounge, fitted kitchen incorporating built-in high level oven and ceramic hob, integrated fridge freezer, dining area and recently installed fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves, low outgoings and has benefited from a programme of improvement works in past years including upgraded cavity wall and roof space insulation. An attached garage, ample parking and extensive gardens combines with the many amenities of Cavehill Village within walking distance and the City a short commute away making this a home not to be missed - Early Viewing is highly 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	

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, Belfast, BT14 6SN



- Red Brick Semi Detached
- 3 Bedrooms Through Lounge
- Fitted Kitchen With Dining
- Modern Bathroom Suite
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Oil Fired Central Heating
- Gardens Front Side And Rear
- Attached Garage
- Most Sought After Location

Entrance Hall

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

Lounge

18'0" x 10'10" (5.51 x 3.32)

Attractive fireplace, cornice ceiling, two panelled radiators

Kitchen

18'3" x 11'8" (5.57 x 3.57)

At widest, single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and ceramic hob, canopy extractor fan, integrated fridge/freezer, tall larder, plumbed for a washing machine, partly tiled walls, ceramic tiled floor, tongue and groove ceiling, recessed lighting, picture rail, hardwood stable style door to rear.

First Floor

Access to roof space, hot press storage.

Bathroom

Fully tiled modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, pvc ceiling, recessed lighting, ceramic tiled floor, chrome radiator.

Bedroom

9'0" x 7'11" (2.76 x 2.42)

Panelled radiator.

Bedroom

10'4" x 10'9" (3.17 x 3.29)

Built-in cupboard, built in robes with cupboards above, panelled radiator.

Bedroom

12'2" x 9'6" (3.73 x 2.91)

Built-in robes with cupboard above, wood laminate floor, panelled radiator.

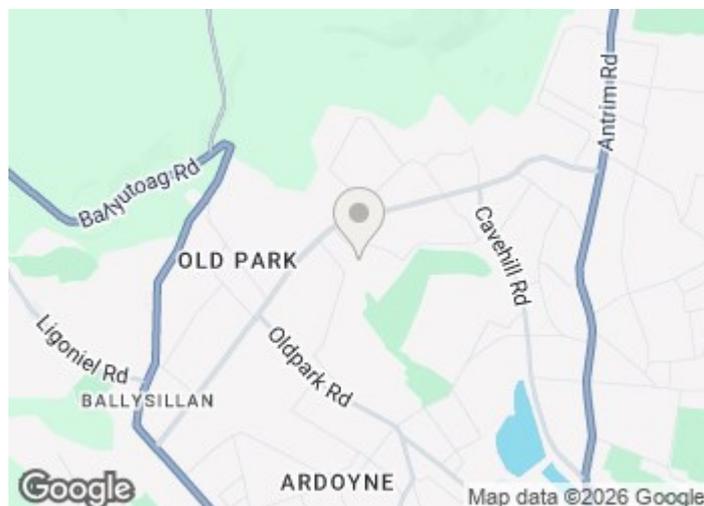
Attached Garage

16'0" x 13'7" (4.89 x 4.15)

Roller shutter door, boiler house, pvc door to rear.

Outside

Gardens front, side and rear in mature lawn, patio area, pvc oil tank, outside tap, brick paver driveway with parking.

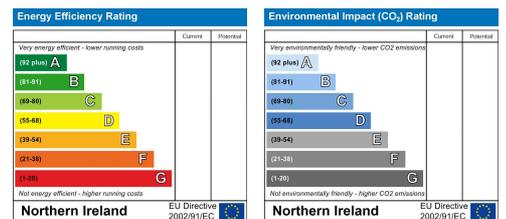


Directions



Floor Plan

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