



## 25 Duneden Park , Belfast, BT14 7NE

**Offers Over £109,950**

Attractive Period Town Terrace Situated Within This Most Popular Section Of The Ardoyne.

A superb opportunity to purchase an attractive period town terrace holding a prime position within this most popular section of the Ardoyne. The modern interior comprises 2 bedrooms, lounge into bay, open plan to modern fitted kitchen incorporating breakfast bar and informal dining and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings and extensive use of ceramic and wood laminate floor coverings. Off street parking to front and hard landscaped rear combines with the most popular and convenient location property just a stroll to the Crumlin Road and is ideally suited to the first time buyer or investor alike - 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			
<b>Northern Ireland</b>		75	75
EU Directive 2002/91/EC			

# 25 Duneden Park

, Belfast, BT14 7NE



- Attractive Period Town Terrace
- 2 Bedrooms Open Plan Lounge
- Modern Fitted Kitchen With Dining
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Fired Heating
- Off Street Parking
- Hard Landscaped Rear Gardens
- Popular And Convenient Location
- Fantastic First Time Buy

## Entrance Hall

Hardwood entrance door, double panelled radiator.

Open Plan To:

## Lounge

13'5" x 10'11" (4.09 x 3.34)

Into bay, wood laminate floor, under stairs storage, double panelled radiator.

Open Plan To:

## Kitchen

13'9" x 8'0" (4.20 x 2.46)

Single drainer stainless steel

sink unit, range of high and low panelled bath, telephone hand level units, formica worktops, set shower, pedestal wash hand basin, low flush wc, partly canopy extractor fan, plumbed tiled walls, chrome radiator. for washing machine, under unit fridge freezer space, fridge freezer space, breakfast bar, ceramic tiled floor, double panelled radiator, wall mounted gas boiler, uPvc double glazed rear door.

## First Floor

Landing, access to roof space.

## Bathroom

Modern white suite comprising

## Bedroom

13'5" x 9'8" (4.11 x 2.96 )

At widest, panelled radiator.

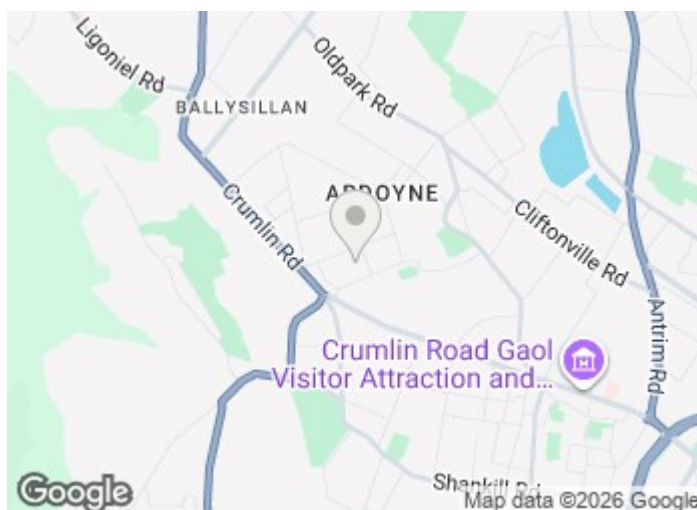
## Bedroom

9'10" x 8'3" (3.02 x 2.53)

Panelled radiator.

## Outside

Gardens to front in mature lawn and hedging, off street parking, hard landscaped rear in artificial grass, outside tap.

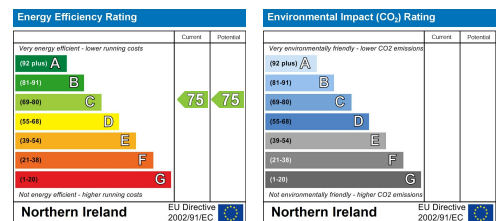


## Directions



# Floor Plan

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