

## 18 Dunlambert Park , Belfast, BT15 3NJ

**Offers Around £219,950**

Handsome Period Semi Detached Villa Situated Within This Most Desirable Residential Location.

A period semi-detached villa holding a fabulous position set within mature gardens situated within this highly desirable residential location. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and classic family bathroom suite. The dwelling further offers hardwood single glazed windows, oil fired central heating, pvc fascia and eaves. The property further benefits from 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)	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>		EU Directive 2002/91/EC	

# 18 Dunlambert Park

, Belfast, BT15 3NJ



- Handsome Period Semi Detached Villa · 3 Bedrooms
- Fitted Kitchen
- Hardwood Single Glazed Windows
- Most Desirable Residential Location
- Classic Family Bathroom Suite
- Pvc Fascia And Eaves
- 2 Reception Rooms
- Oil Fired Central Heating
- Detached Garage

## Entrance Hall

Panelled radiator.

## Lounge

Double panelled radiator, picture rail.

## Living Room

Double panelled radiator.

## Kitchen

Single drainer stainless steel sink unit, low level units, formica worktops, fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator,

breakfast bar, understairs storage.

## First Floor

Landing.

## Bedroom

Panelled radiator, picture rail.

## Bedroom

Panelled radiator, exposed timber floor, picture rail.

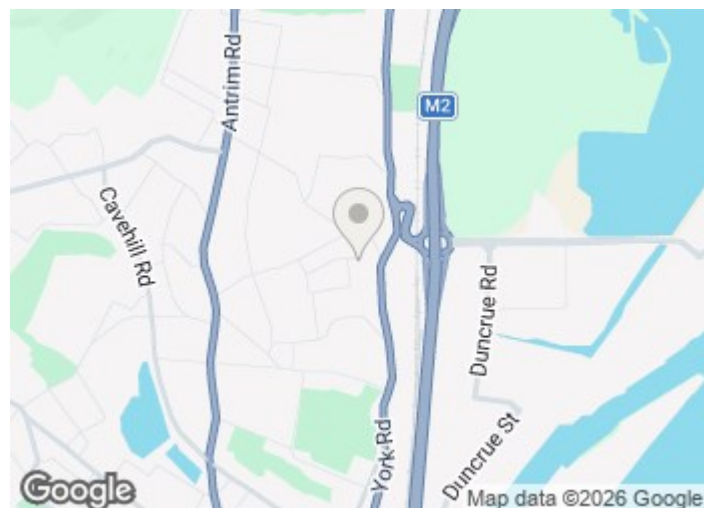
## Bedroom

Panelled radiator, exposed timber floor.

## Bathroom

Classic bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, floor mounted bidet, double panelled radiator, built-in storage, hot-press.

## Outside



## 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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