



Templeton Robinson are delighted to welcome to the market this superb, terraced home which has been recently renovated to a high standard of finish with meticulous attention to detail along with bright and easy to maintain accommodation leaving the purchaser with nothing to do but move in.

The property itself has undergone extensive renovation in recent months to include both Kitchen and Bathroom along with new GFCH and decoration throughout. Property further benefits from an enclosed rear yard.

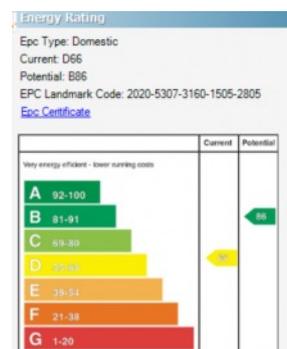
With the most popular Belmont and Ballyhackamore villages within a short distance away, local shops and bus routes for commuting to Belfast are also on your doorstep.

It is only upon internal inspection that one can appreciate all this superb, refurbished home has to offer.

**Offers Over  
£159,950**

32 Dunraven Avenue,  
BELFAST,  
BT5 5JR

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Fully refurbished mid-terrace in popular residential location
- Immaculate presentation throughout
- Two double bedrooms
- Living room with feature fireplace, open to dining
- Modern fitted kitchen with appliances
- Luxury bathroom suite on first floor
- GFCH / Double glazing throughout
- Excellent amenities at Ballyhackamore & Belmont close by
- Belfast City Centre less than 2 miles away
- Transport links to City Centre
- No onward chain

The Property Comprises:

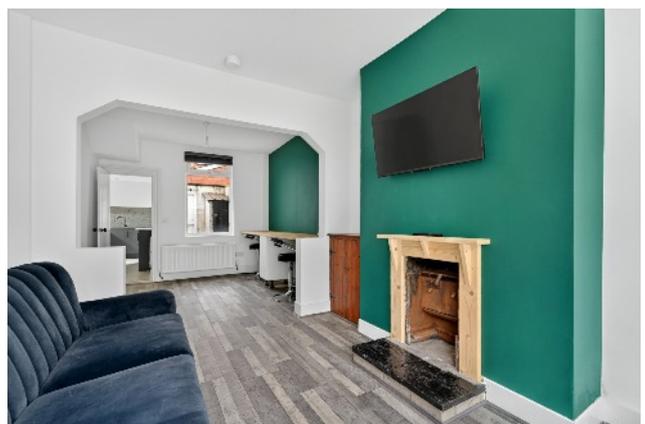
### Ground Floor

uPVC front door to:

ENTRANCE HALL: Tiled flooring, cornice ceiling.

LIVING/DINING ROOM: 22' 11" x 9' 7" (6.98m x 2.92m) (into bay). Wood effect flooring, feature fireplace with wooden surround. Feature window seat. Breakfast bar area.

KITCHEN: 13' 3" x 5' 10" (4.04m x 1.77m) Modern range of high and low level units, work surfaces. One and a half bowl sink unit with matt black mixer tap. Underbench oven and four ring gas hob, extractor fan. Integrated fridge/freezer, integrated washing machine. Breakfast bar. Tiled splashback, tiled flooring, uPVC door to rear.



## First Floor

### LANDING:

BEDROOM (1): 12' 11" x 9' 10" (3.93m x 2.99m) Dual aspect.

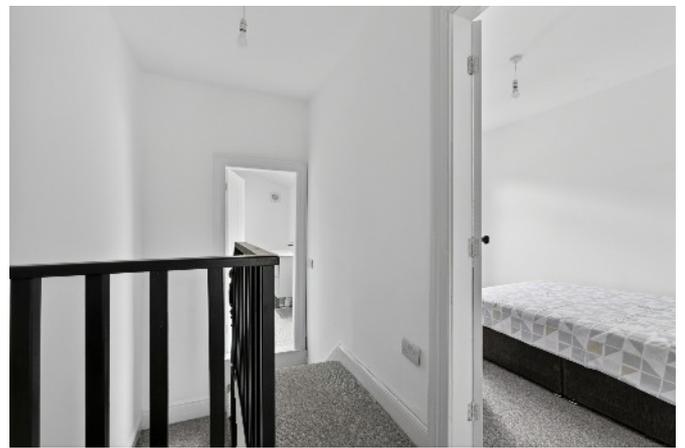
BEDROOM (2): 10' 4" x 6' 12" (3.15m x 2.13m)

BATHROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and matt black mixer tap. Walk-in shower cubicle with drencher thermostatic shower and glass screen.

### Outside

FRONT: Enclosed forecourt.

REAR: Enclosed yard. Outside light and tap.



Telephone 028 9065 0000

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## Location:

Travelling along the Bloomfield Road heading towards Bloomfield Avenue, Dunraven Avenue is on your left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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