

91 Dunlambert Drive, Belfast, BT15 3NF



- Semi-detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Formal Dining Room
- Shaker Style Fitted Kitchen
- Modern Bathroom Suite
- Private Driveway to Front/Low Maintenance Enclosed Garden to Rear
- Detached Garage with Light and Power
- PVC Double Glazing/Gas Fired Central Heating
- Highly Sought After Convenient Location



PRICE Offers Around £209,950

Located in the desirable area of Fortwilliam, Belfast, this home is within close proximity to a host of local amenities to include schools, shops and public transport links, making it an ideal choice for families and professionals alike.

The interior enjoys a well planned living layout, incorporating a spacious living areas, formal dining room, a modern shaker style kitchen, modern bathroom suite and three well proportioned bedrooms.

Externally, the property features a driveway, neat well maintained lawn to front and a hard landscaped garden to rear. A detached garage with light, power and plumbing. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door with leaded glass insets into well presented entrance hall. Understairs storage. Hardwood flooring.

SPACIOUS LOUNGE

19'0" x 10'9" (5.8 x 3.3)

Attractive feature ornate cast iron fireplace with slate hearth and wooden mantle. Hardwood flooring. Picture style window. PVC double glazed French doors to open enclosed rear porch and decking area.

FORMAL DINING ROOM

8'2" x 7'10" (2.5 x 2.4)

Hardwood flooring.



SHAKER STYLE KITCHEN

8'2" x 6'10" (2.5 x 2.1)

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink uni. Integrated oven, separate four ring electric hob with overhead extractor fan housed in a stainless steel canopy. Plumbed for dishwasher. Space for free standing fridge freezer. Part tiled walls. PVC double glazed door to rear. Terrazzo flooring.



FIRST FLOOR

Feature stained glass landing window.

BEDROOM 1

12'1" x 10'9" at max (3.7 x 3.3 at max)

Quality laminate flooring. Window to front with views of Cavehill.

BEDROOM 2

10'9" x 10'2" (3.3 x 3.1)

Quality laminate flooring.



BEDROOM 3

8'6" x 7'10" at max (2.6 x 2.4 at max)

Quality laminate flooring.

MODERN BATHROOM SUITE

Comprising P-shaped panel bath with fixed shower screen and thermostatically controlled drench style shower over bath, pedestal wash hand basin with monobloc tap, and a button flush WC. Recessed downlighting. Part tiled walls. Tiled floor. Boiler/storage cupboard. Access to loft.



OUTSIDE

Neat well maintained garden to front laid in lawn. Private driveway accessed via twin gate and leading to detached garage.

Private enclosed paved garden to rear. Screened by perimeter fence. Patio decking area.

DETACHED GARAGE

17'8" x 9'10" (5.4 x 3.0)

Equipped with lights and power. Plumbed for washing machine. Single drainer stainless steel sink unit. Roller shutter door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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