



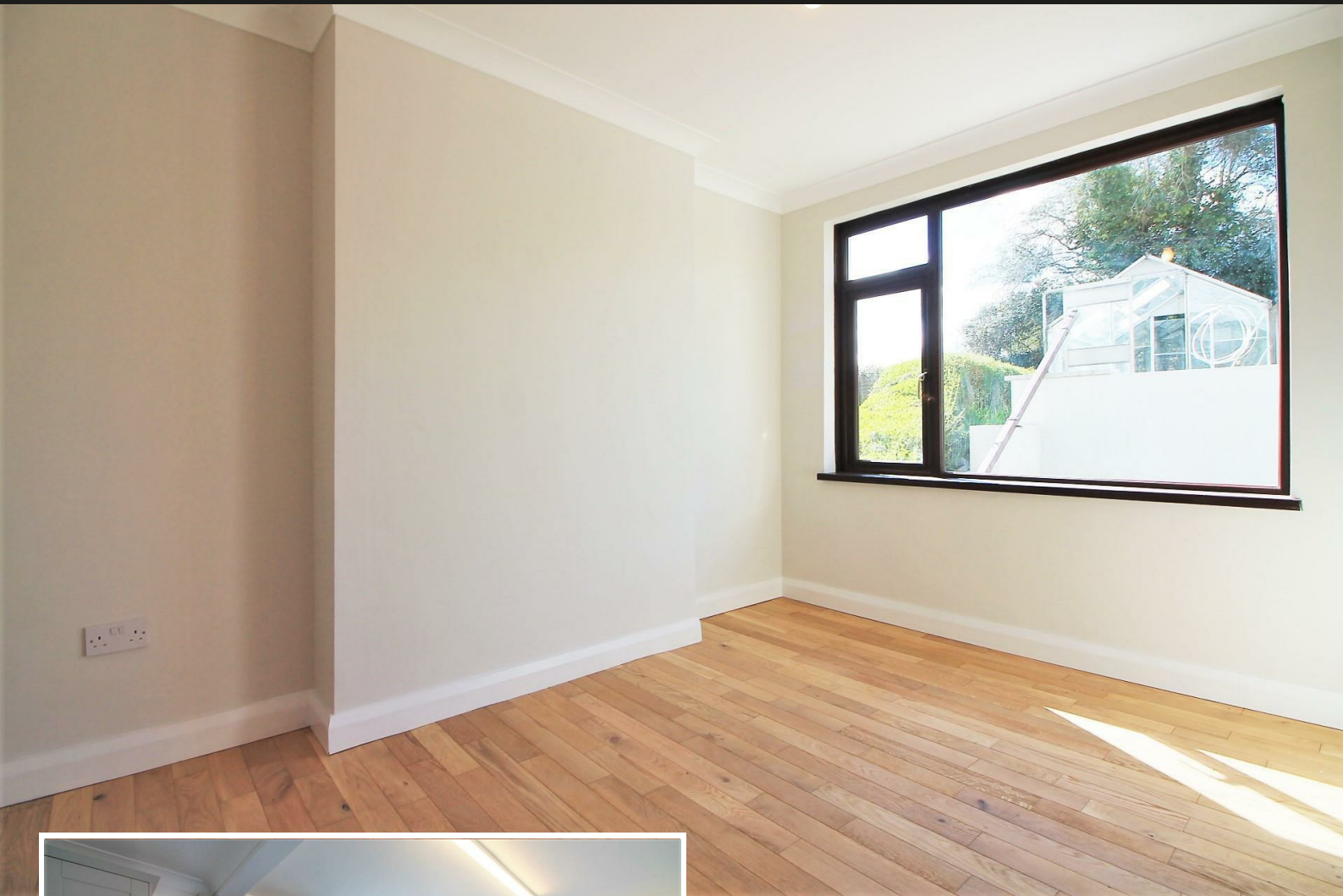
8 Sunninghill Gardens, Belfast, BT14 6SP

- Semi Detached Villa
- 4 Bed; 1 Rec / 3 Bed; 2 Rec
- Deluxe Bathroom With Four Piece Suite
- Private Driveway
- Recently Renovated
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Front And Rear Gardens
- Convenient Location

Offers Over £164,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell leading to first floor. Access to under stairs store.

LOUNGE 16'4" x 10'5"

Solid timber flooring.

FAMILY ROOM / BEDROOM 4 11'10" x 9'1"

Solid timber flooring.



KITCHEN WITH INFORMAL DINING AREA widest points

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Glass panelled, timber, stable style door to rear garden.

FIRST FLOOR

LANDING

Access to store and roof space.

BEDROOM 1 recess

BEDROOM 2 recesses

Views towards Belfast City.

BEDROOM 3 10'6" x 9'1"

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising tile encased bath, separate oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with body jets and drench shower head. Towel radiator.

EXTERNAL

Private driveway finished in concrete.

Front garden finished in lawn and shrubs.

Tiled entrance porch with canopy.

Fully enclosed rear garden finished in lawn and patio area.

PVC soffits, fascia and rainwater goods.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, recently renovated, semi detached villa with private driveway and fully enclosed rear garden, located within the popular and conveniently situated Sunninghill area of Ballysillan, North Belfast. Offering adaptable accommodation, the property comprises entrance hall, lounge, family room/bedroom four, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white four piece suite. Externally the property enjoys private driveway finished in concrete, front garden finished in lawn and shrubs, and fully enclosed rear garden finished in lawn and patio area. Other attributes include gas fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



| 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 | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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