



29 Sunningdale Park North, Belfast, County Antrim, BT14 6RZ

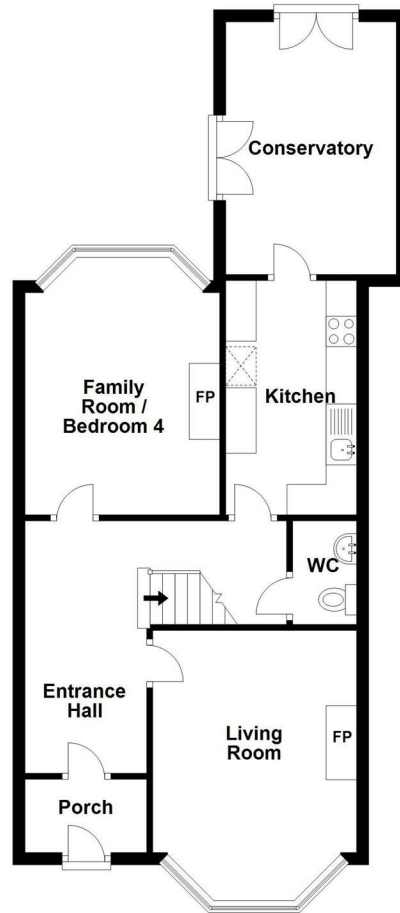
- Detached Family Home
- 4 Bed; 1+ Rec or 3 Bed; 2+ Rec
- Deluxe Family Bathroom
- Furnished Cloakroom
- Fully Enclosed Rear Garden; Views Towards Cave Hill
- Adaptable Accommodation
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Driveway; Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £265,000

EPC Rating D



Ground Floor



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Dual tone, composite, double glazed, front door with double glazed side screens and fan light over. Tiled floor. PVC double glazed entrance door with twin double glazed side screens and matching into:

ENTRANCE HALL

Tiled floor. Stairwell leading to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising vanity unit with wash hand basin and WC. Part PVC panelling to walls. Under stairs storage area.

LOUNGE 14'11" x 10'11" plus bay

Coal effect gas fire in ornate cast iron fireplace with polished granite hearth and carved timber surround. Bow bay window to front elevation. Wood laminate floor covering.



FAMILY ROOM / BEDROOM 4 15'5" x 10'4" into bay

Bow bay window to rear elevation. Focal point electric fireplace. Wood laminate floor covering.

KITCHEN 10'4" x 7'1" widest points

Luxury fitted kitchen with range of high and low level storage units finished in white high gloss door and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Space for cooker with stainless steel splash back and extractor canopy over. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Part PVC panelling to walls. PVC panelling to ceiling. Tiled floor. Access into:

CONSERVATORY 13'7" x 9'2"

In PVC double glazed frame with PVC double glazed French doors to rear garden. Light, power and radiator.

FIRST FLOOR

LANDING

Feature stain glass window. Access to roof space. Access to built in store with gas fired central heating boiler.

BEDROOM 1 15'1" x 10'11" into bay

Bow bay window to front elevation enjoying views towards Cave Hill.

BEDROOM 2 11'10" x 10'5"

Picture window with stain glass detailing enjoying views towards Cave Hill.

BEDROOM 3 12'10" x 6'8"

DELUXE BATHROOM

White four piece suite comprising freestanding claw foot bath with mixer tap and telephone handle shower attachment, separate quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Part tiled walls. Chrome towel radiator.

EXTERNAL

Cast iron double gates leading to private driveway area finished in tarmac, with double timber gates leading to further driveway area. PVC fascia, soffits and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas and decorative stone.

DETACHED GARAGE 20'2" x 8'6"

Double doors to front, separate service door, light and power.

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, spacious, detached family home with conservatory extension and detached garage, occupying a prime site enjoying views toward the Cave Hill, conveniently located off the Cavehill Road, North Belfast. Offering adaptable accommodation, the property comprises entrance porch, entrance hall, furnished cloakroom, lounge with coal effect gas fire, separate family room/bedroom four, luxury fitted kitchen, conservatory with PVC double glazed French doors leading to rear garden, three well proportioned first floor bedrooms, and deluxe family bathroom with white four piece suite. Externally the property enjoys cast iron double gates leading to private driveway area finished in tarmac, with double timber gates leading to further driveway area, detached garage, and fully enclosed rear garden finished in lawn, paved patio areas and decorative stone. Other attributes include gas fired central heating and PVC double glazing. Early viewing is 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		70
(55-68) D	58	
(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 and 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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