



## 95 Donegall Park Avenue , BT15 4FQ

**Offers Over £200,000**

Attractive Red Brick Detached Bungalow on a Superb Elevated Site In A Sought After Location.

Holding a prime position within this highly regarded and much sought after residential location this impressive red brick detached bungalow will have immediate appeal. The spacious adaptable interior comprises 3 bedrooms 2 reception rooms and conservatory with patio doors to garden and classic white bathroom suite. The dwelling further offers majority uPvc double glazed windows, pvc fascia and eaves, oil fired central heating and furnished cloakroom. An attached garage and and a southerly aspect to the rear combines a most convenient location with excellent local amenities with leading schools, City Parks and public transport all within walking distance to make this the perfect home.

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

# 95 Donegall Park Avenue

, BT15 4FQ



- Detached Bungalow
- Conservatory
- Large Rear Garden with Southerly Aspect
- 3 Bedrooms
- Oil Fired Central Heating
- Sought After Location
- 2 Reception Rooms
- Attached Garage

## Entrance Hall

Wood strip flooring, Panelled radiator, Cornice ceiling.

## Lounge

13'8" x 10'11" (4.19 x 3.33)

Wood strip flooring, Double panelled, Cornice ceiling.

## Dining Room

10'7" x 10'6" (3.23 x 3.22)

Wood strip flooring, Panelled radiator.

## Conservatory

12'1" x 10'2" (3.69 x 3.10)

Wood strip flooring, Double doors leading to garden.

## Furnished Cloakroom

Classic white suite, Low flush w/c, Vanity unit, Ceramic tiled floor, Fully tiled walls.

## Bedroom 1

8'9" x 13'11" (2.68 x 4.25)

Wood strip flooring, panelled radiator, extensive range of built in bedroom furniture, Cornice ceiling.

## Bedroom 2

10'5" x 11'5" (3.20 x 3.50)

Wood strip flooring, Built in cupboard, Panelled radiator, Cornice ceiling, loft access.

## Bedroom 3

13'11" x 11'10" (4.26 x 3.61)  
Panelled radiator.

## Bathroom

Classic white suite, Panelled bath, electric shower unit, Pedestal wash hand basin, Fully tiled walls, Ceramic tiled floor, panelled radiator.

## Separate WC

## Attached Garage

## Outside

Gardens front and extensive large rear garden in lawn with mature shrubs, Concrete driveway.

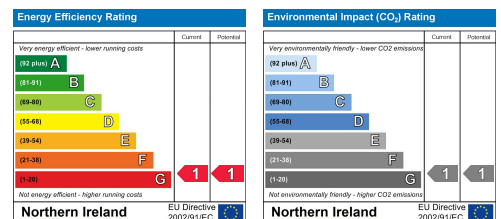


## Directions



# Floor Plan

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