



30 Dunmore Drive , Belfast, BT15 3GN

**Offers In The Region Of
£165,000**

Attractive Red Brick Semi Detached Villa Holding A Superb Cul-De-Sac Position

A fabulous opportunity to purchase a modernised and extended red brick semi detached villa holding a quiet cul-de-sac position close to the many excellent local amenities. The spacious interior comprises 4 bedrooms, lounge with bow window, feature conservatory, fitted kitchen incorporating built-in oven and gas hob and modern white bathroom complete with body jet shower. The dwelling further offers uPvc double glazed windows, gas central heating and extensive use of ceramic and wood laminate floor coverings.

Ideally suited to the growing family with leading schools, public transport and excellent shopping all within walking distance makes immediate viewing a must.

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	

30 Dunmore Drive

, Belfast, BT15 3GN



- Extended Attractive Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Conservatory
- 4 Bedrooms
- Gas Central Heating
- Cul de Sac Position
- Lounge With Bow Window
- uPvc Double Glazed Windows

Entrance Hall

uPvc double glazed entrance door, double panelled radiator, ceramic tiled floor.

Lounge

15'1" x 12'9" (4.62 x 3.91)
Bow window, double panelled radiator, ceramic tiled floor, recessed lighting.

Kitchen

16'0" x 8'0" (4.90 x 2.46)
Single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, integrated extractor fan, plumbed for washing machine, fridge/freezer space, recessed lighting, feature radiator, ceramic tiled floor, concealed gas boiler, under stairs cloaks.

First Floor

Landing, double panelled radiator.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, body jet and sound system, vanity unit, low flush wc, chrome radiator, half tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

9'3" x 8'11" (2.84 x 2.74)
Double panelled radiator.

Bedroom

14'0" x 8'11" (4.29 x 2.74)
Wood laminate floor, panelled radiator.

Bedroom

10'7" x 6'0" (3.25 x 1.85)
Panelled radiator, range of built-in mirrored slide robes, wood laminate floor, panelled radiator.

Second Floor

Bedroom

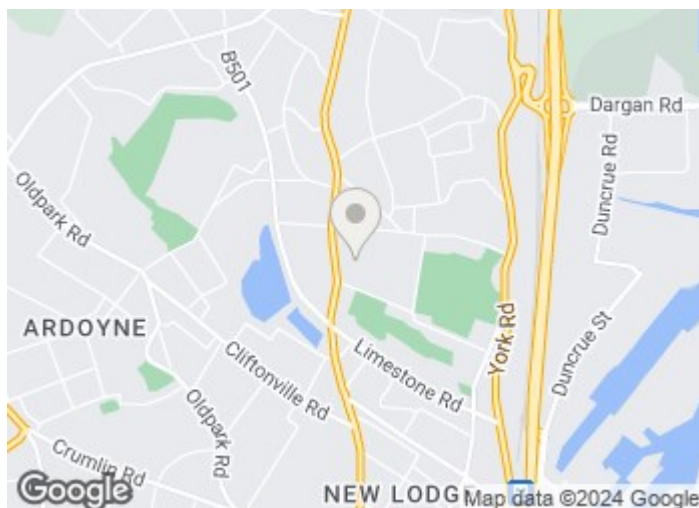
16'9" x 11'8" (5.13 x 3.56)
Dormer window, under eaves storage, Velux rooflight.

Conservatory

11'8" x 9'8" (3.56 x 2.95)
Ceramic tiled floor, double panelled radiator.

Outside

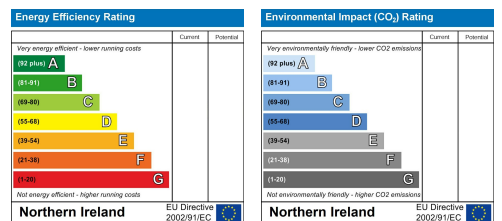
Brick paved front garden and driveway, stone chip and patio area, outside tap.



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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