

25 Dunraven Park

Belfast, BT5 5LF

Cowley



Price: OA £89,950

Semi detached villa with extension to rear.

- Through lounge with raised dining area
- Extended kitchen
- Downstairs shower room
- 2 Good sized bedrooms
- Separate walk in storeroom
- Gas fired central heating
- PVC double glazed
- Paved garden to front and enclosed yard to rear

An ideal opportunity for either the first time buyer or investor alike. The property requires renovating, but given the sought after locality we recommend immediate inspection.

ENTRANCE HALL: PVC front door.

THROUGH LOUNGE: 21'0" x 10'1" laminate floor with raised dining area, pine ceiling.



KITCHEN: 9'4" x 8'5" single drainer stainless steel sink unit, mixer taps, range of built in units, plumbed for washing machine, pine ceiling.



**DOWNSTAIRS
SHOWER ROOM:**

Shower cubicle with thermostatically controlled shower, vanity unit, low flush w.c., fully tiled walls, tiled floor, pine ceiling.



FIRST FLOOR

BEDROOM 1:

10'5" x 9'0" built in robe.



BEDROOM 2:

10'9" x 8'9" pine ceiling, built in robe with mirror sliding door.



LANDING:

Walk in storage cupboard

OUTSIDE:

Garden front and paved to rear.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



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