



31 Sunningdale Park , Belfast, BT14 6RW

Offers Over £350,000

Stunning Extensively Modernised And Extended Detached Residence Holding A Prime Position Within This Highly Desirable Location.

A fabulous detached residence holding a mature landscaped site set within this much admired and sought after residential location. The present owners have extensively refurbished extended and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 4 bedrooms, 3 plus reception rooms with beautifully presented lounge, fabulous extended integrated kitchen with superb open plan living area with full height sliding patio doors to garden. The dwelling further offers utility room, cloakroom, downstairs modern shower room and deluxe family bathroom in white suite. The property benefits from gas central heating, built-in wardrobes to 1st and 3rd bedrooms, Double glazed windows, replacement rainwater goods, shuttered windows to front elevation and retains much period detail throughout.

A detached garage and mature hard landscaped gardens with ample carparking add the finishing touches to a home which will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

31 Sunningdale Park

, Belfast, BT14 6RW



- Extended Luxuriously Appointed Detached Villa
- Modern White Family Bathroom
- Superb Downstairs Shower Room
- Highly Regarded Location
- 4 Bedrooms 3 Reception Rooms
- Gas Central Heating
- Utility Room
- Stunning Integrated Open Plan Kitchen
- Double Glazed Windows
- Detached Garage Hard Landscaped Gardens

Enclosed Entrance Porch

Double glazed entrance door, terrazzo floor.

Entrance Hall

Glazed vestibule door, under stair storage, panelled radiator, solid wood floor.

Cloakroom

Natural light, panelled walls.

Lounge into Bay

17'0" x 12'4" (5.20 x 3.76)

Attractive wooden fire place tiled inset, panelled radiator, solid wooden floor, picture rail, corniced ceiling, shuttered window.

Dining Room

12'4" x 12'0" (3.77 x 3.67)

Panelled radiator, wood laminate floor, picture rail, corniced ceiling shuttered window.

Shower Room

Modern white suite comprising walk-in shower cubical, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, chrome radiator, ceramic tiled floor, fully tiled walls.

Extended Kitchen-Living-Dining

22'11" x 18'6" (7.01 x 5.65)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, high level double oven with microwave/ oven, gas hob, stainless steel

canopy fan, glass splash back, tall larder, integrated larder fridge, integrated dishwasher, partly tiled walls,

Island unit, breakfast bar.

Dining

Recessed lighting, panelled radiator

Living

Full height windows with sliding double glazed patio doors, tv point, panelled radiator, ceramic tiled floor.

Utility Room

10'6" x 5'71" (3.22 x 17.4)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, plumbed for washing machine, tumble dryer space, wall mounted gas boiler, broom cupboard, freezer space, panelled radiator, upvc double glazed rear door, ceramic tiled floor.

First Floor

Corniced ceiling

Bedroom into Bay

17'3" x 11'10" (5.28 x 3.61)

Extensive range of built-in robes, panelled radiator, exposed timber floor, corniced ceiling shuttered window.

Bedroom

12'4" x 11'10" (3.77 x 3.61)

Wood laminate floor, panelled radiator, corniced ceiling, shuttered window.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, twin vanity units, low flush wc, fully tiled walls, chrome radiator, ceramic tiled floor, recessed lighting, airing cupboard.

Bedroom

11'5" x 8'10" (3.50 x 2.71)

Range of built-in robes, wood laminate floor, panelled radiator, corniced ceiling.

Bedroom

9'8" x 7'3" (2.96 x 2.21)

Wood laminate floor, panelled radiator, corniced ceiling.

Roofspace

Slingsby type ladder, floored and sheeted, light and power, velux rooflight.

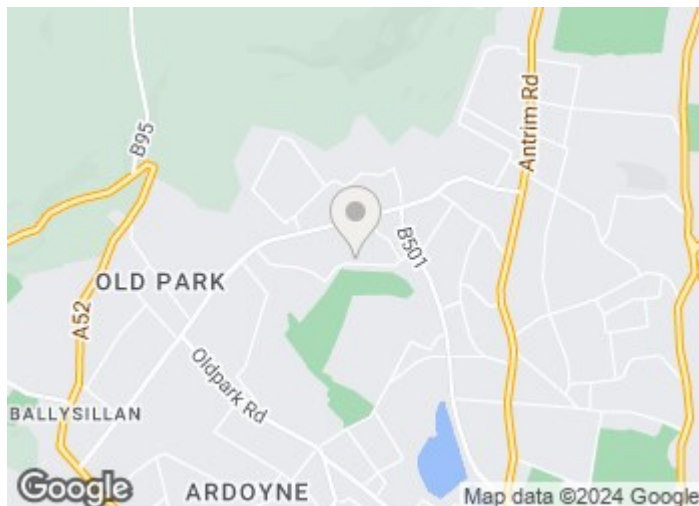
Detached Garage

20'0" x 9'5" (6.10 x 2.89)

Up and over door, light and power.

Outside

Hard landscaped gardens front with ample carparking mature hedging, shrubs and flower beds. Rear garden in patio, raised flower beds, green house, Outside light and tap.



Directions



Floor Plan

31, Sunningdale Park, BELFAST, BT14 6RW



Total Area: 151.8 m² ... 1634 ft² (excluding garage)

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small> Northern Ireland EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> Northern Ireland EU Directive 2002/91/EC	

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