



24 Diamond Gardens, Belfast, BT10 0HE

Price Guide £375,000

This beautifully presented, extended semi-detached home is situated on Diamond Gardens just off the Upper Lisburn Road in South Belfast. The spacious accommodation comprises front lounge with open fire, a stunning extended open plan kitchen / living / dining room, three excellent bedrooms and newly fitted contemporary bathroom suite. Externally, there is an enclosed rear garden, detached garage and spacious driveway providing ample parking space. Further benefits include gas fired central heating and PVC double glazed windows. Located close to a range of local amenities, leading schools & excellent transport links, this home will appeal to range of prospective purchasers. Viewing is highly recommended.

- Beautifully Presented Semi-Detached Home In A Sought After Residential Location
- Front Lounge With Feature Fireplace
- Newly Fitted Contemporary Bathroom Suite
- Enclosed Rear Garden, Spacious Driveway, Detached Garage
- Three Good Sized Bedrooms
- Extended Open Plan Kitchen / Living / Dining
- Gas Fired Central Heating / New PVC Double Glazing
- Close To Leading Pre & Post Primary Schools, Excellent Transport Links & Recreational Parks

Energy Efficiency Rating		Current	Potential
(92-100) A	Key: energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	60
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE PORCH



Glass panelled hardwood double doors to entrance porch. Tiled floor.

RECEPTION HALL



Solid wood floor. Wood panelling. Storage under stairs.

LOUNGE 14'9" x 11'1" (4.50 x 3.38)



Open fire with tiled inset & wood surround. Solid wood floor.

**OPEN PLAN KITCHEN / LIVING / DINING
34'1" x 18'11" (10.39 x 5.77)**



A stunning space comprising living area with feature fireplace, beautiful kitchen comprising an extensive range of high and low level units, island unit, integrated double oven, 4 ring electric hob, stainless steel extractor fan, double sink unit with mixer tap, plumbed for washing machine, integrated dishwasher, solid wood floor, velux windows, double doors to rear patio.





BEDROOM TWO 12'2" x 10'11" (3.71 x 3.35)



ON THE FIRST FLOOR
Access to roof space.

BEDROOM ONE 12'7" x 11'10" (3.86 x 3.61)



BEDROOM THREE 7'10" x 7'3" (2.41 x 2.21)

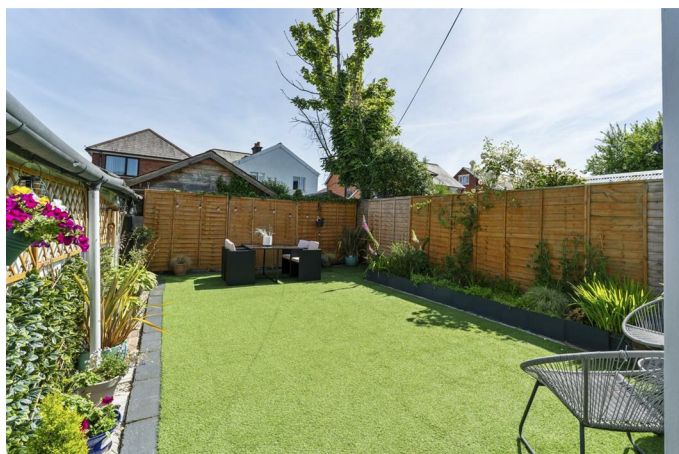


BATHROOM



Newly fitted contemporary suite comprising tiled bath with shower over, wash hand basin with storage below, low flush W.C.

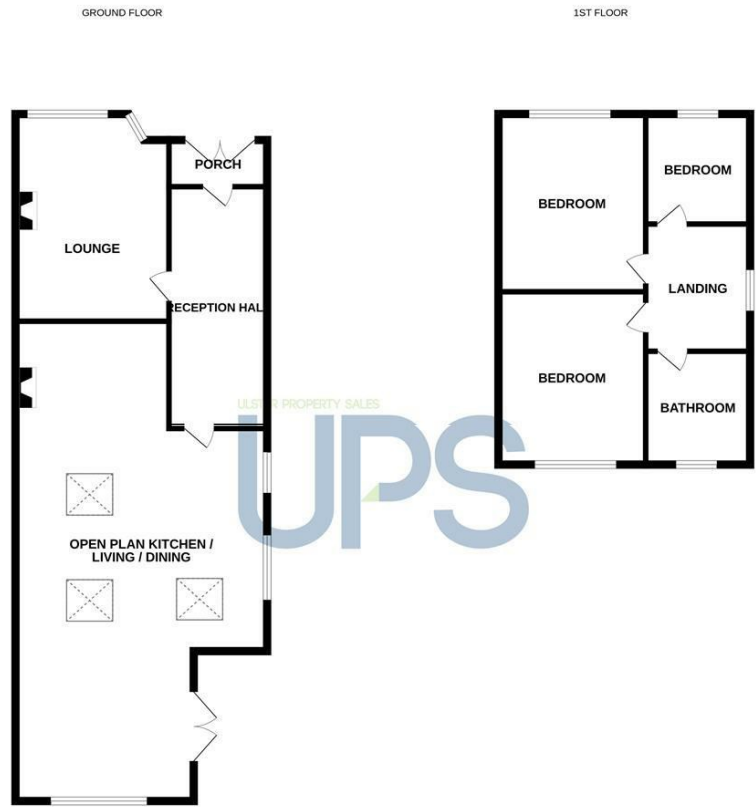
OUTSIDE



Enclosed rear garden. Excellent driveway providing ample parking space. Detached garage.



Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mirosox 02/24

Area Map



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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