



12 Drumcain Close, Milltown Road, Belfast, BT8 8HQ

Asking Price £125,000

Deceptively spacious, this semi detached bungalow, is ideally located with a cul de sac setting, close to many amenities, and for those who enjoys the outdoors, Shaw's Bridge and Belvoir Park forest are only a short distance from the property. The bungalow has 2 well proportioned bedrooms, both with built in robes, spacious lounge, fitted kitchen with an area to dine in, and a white bathroom. Outside there is shared off street parking to the rear, with a lawn garden area to the rear and a pleasant woodland aspect also to the front of the property. This is a chain free sale and one that will appeal to so many, given its attractive asking price, location and also the fact that bungalows are in high demand, but also in short supply.

- Semi detached bungalow
- Spacious lounge
- White bathroom suite
- Gardens to the front and to the rear
- Cul de sac position
- Two good size bedrooms, both with built in storage
- Kitchen / dining area
- Gas central heating / double glazed windows
- Off street parking (shared driveway)
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	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		66	69
EU Directive 2002/91/EC			

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Laminate floor, built in storage, hot press, access to the roof space. light and insulated.

Lounge 14'4 x 10'4 (4.37m x 3.15m)



Laminate flooring.

Kitchen / dining 11'5 x 10'1 (3.48m x 3.07m)



Range of high and low level units, double drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, fridge freezer space, plumbed for washing machine, gas boiler.

Additional kitchen image

Rear hallway



Ideal storage area.

Bedroom 1 10'9 x 10'1 (3.28m x 3.07m)



Laminate flooring, Built in storage.

Bedroom 2 10'9 x 9'8 (3.28m x 2.95m)



Laminate flooring, Built in storage.

Bathroom 8'3 x 5'2 (2.51m x 1.57m)



White suite comprising panelled bath, low flush w/c, wash hand basin with storage below, Shower force 1500xt shower, part tiled walls, extractor fan.

Outside

Front gardens



Low maintenance gardens to the front.

Rear gardens

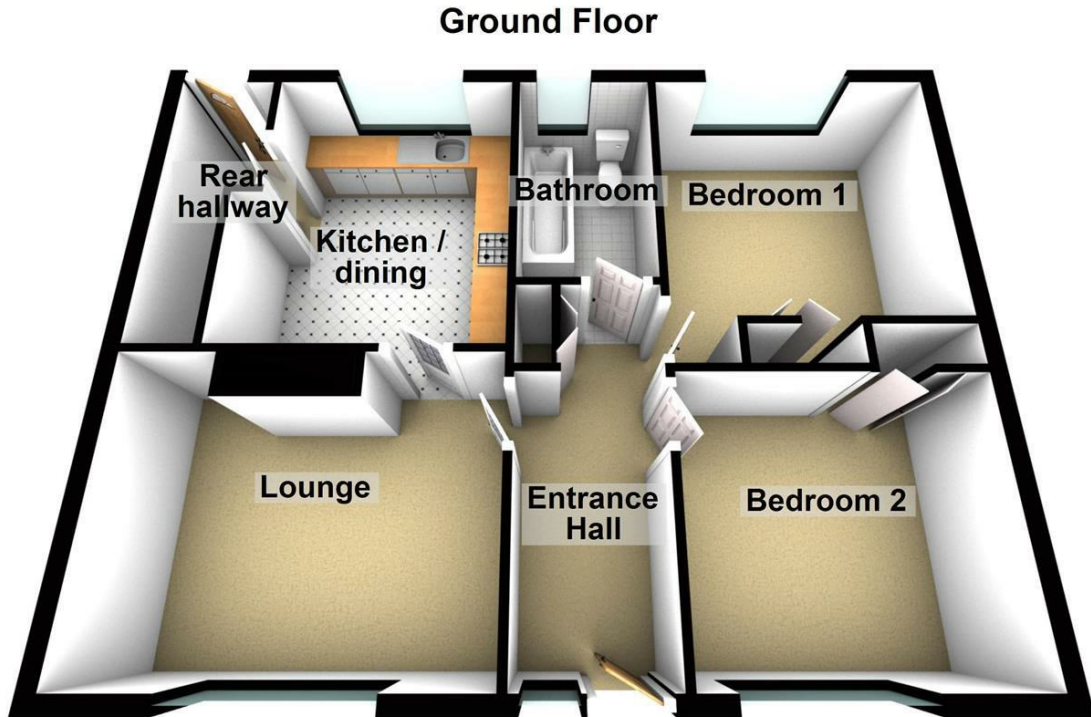
Gardens to the rear laid in lawn with neat flower beds. outside tap.

Parking



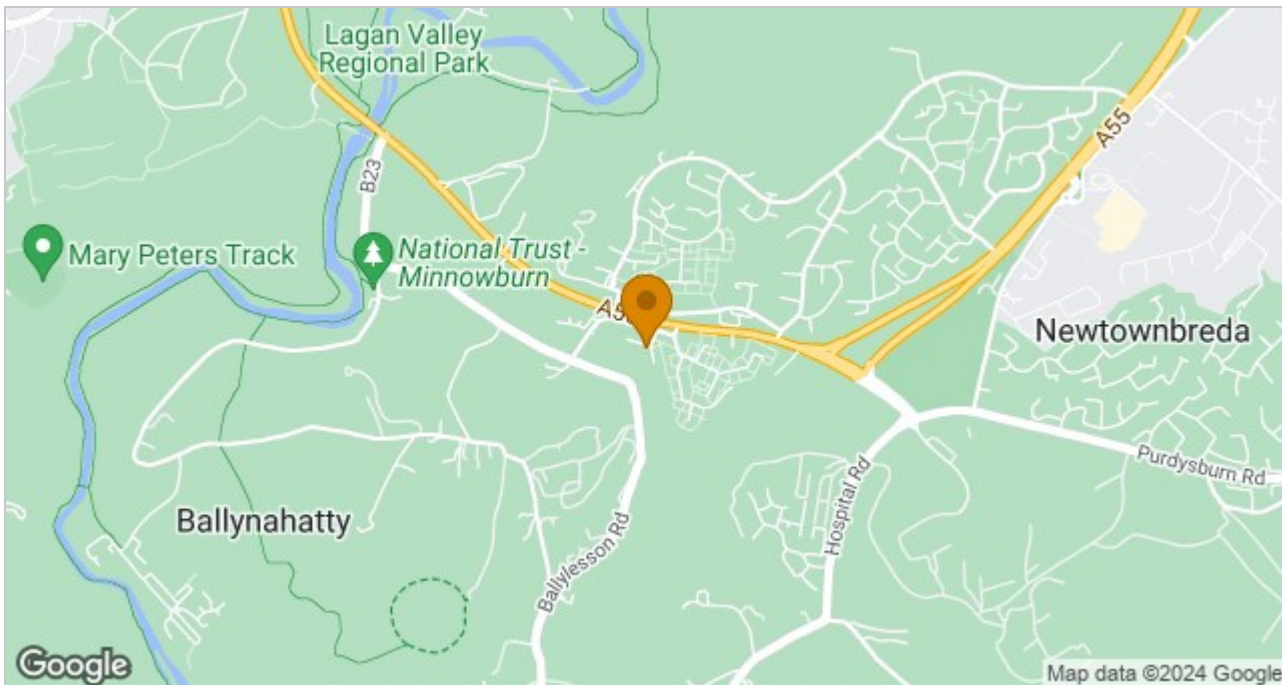
Shared driveway to the rear with off street parking.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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