



8 Dunlambert Drive , Belfast, BT15 3NE

Offers Over £199,950

An Attractive Red Brick Semi Detached Villa Holding A Prime Mature Site Within This Highly Regarded Residential Location

A most attractive modernised semi detached villa holding a prime position within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen and fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows, fascia, eaves, oil fired central heating, extensive use of wood, wood laminate and ceramic floor coverings and retains much period detail. A detached matching garage and mature private rear gardens combines with this highly regarded residential location with leading schools, shopping and public transport just a stroll away and the City Centre a short commute - Early Viewing is highly recommended.

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			
		41	68
Northern Ireland		EU Directive 2002/91/EC	

8 Dunlambert Drive

, Belfast, BT15 3NE



- Attractive Modernised Red Brick Semi Detached Villa
- 3 Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Oil Fired Central Heating
- Detached Garage
- 2 Reception Rooms
- uPvc Double Glazed Windows, Fascia, Eaves
- Superb Private Rear Garden

Entrance Hall

Hardwood entrance door, outside light, wood laminate floor, double panelled radiator, storage cupboard, three quarter panelled walls.

Living Room

12'6" x 11'4" (3.82 x 3.47)
Solid wood flooring, double panelled radiator.

Lounge

13'0" x 11'8" (3.97 x 3.57)
Attractive fireplace, double panelled radiator.

Kitchen

9'3" x 8'6" (2.82 x 2.60)
Stainless steel sink unit, extensive

range of high and low level units, formica worktops, ceramic hob, steel under oven, fridge freezer space, plumbed for washing machine, ceramic tiled floor, panelled radiator, hardwood door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled modern white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, panelled radiator, hotpress storage, ceramic tiled floor.

Bedroom

8'4" x 8'3" (2.56 x 2.52)
Built-in storage, panelled radiator.

Bedroom

11'8" x 11'1" (3.58 x 3.40)
Built-in storage, double panelled radiator.

Bedroom

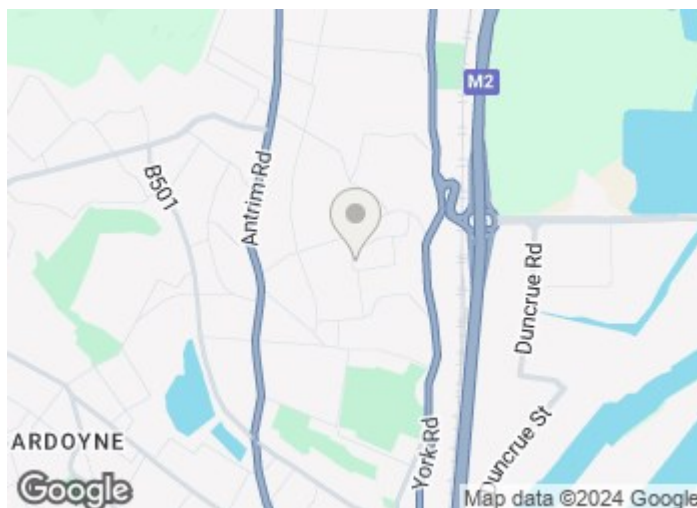
13'3" x 11'7" (4.05 x 3.55)
Built-in storage, double panelled radiator

Detached Garage

20'4" x 10'1" (6.22 x 3.09)
Up and over door, inspection pit.

Outside

Shared tarmac driveway via ornate entrance gates. Garden front and extensive rear in lawns, shrubs and mature hedging, concrete patio, pvc oil tank, boiler house, external storage, outside light and tap.

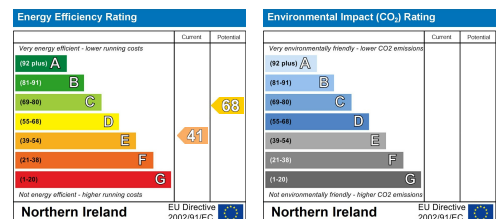


Directions



Floor Plan

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