



41 Diamond Gardens, Belfast, BT10 0HE

Price Guide £375,000

Located in a quiet, desirable residential area convenient to excellent schools, shops and public transport facilities this unique detached home comprises well proportioned accommodation. Whilst requiring modernisation, the property has been well maintained and has lots of potential to make a forever family home. The accommodation comprises three reception rooms, kitchen, downstairs W.C, three bedrooms and family bathroom suite. Outside the property benefits from a substantial south facing rear garden in lawn, driveway to front providing ample parking and detached garage. 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.

- Double Front Detached Red Brick Home
- Three Good Sized Bedrooms
- Private South Facing Garden To Rear, Front Garden In Lawn
- Oil Fired Central Heating / PVC Double Glazing
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network
- Three Reception Rooms
- Downstairs W.C
- Detached Garage & Spacious Driveway
- An Excellent Opportunity For Those Looking To Create A Beautiful Family Home
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops

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			
		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door with glass panels.

RECEPTION HALL



LOUNGE 16'8" x 12'1" (5.1 x 3.7)



Fireplace, double doors to rear garden.

LIVING ROOM 15'5" x 10'9" (4.7 x 3.3)



Fireplace. Bay window.

DINING ROOM 10'2" x 10'9" (3.1 x 3.3)



KITCHEN 8'10" x 10'9" (2.7 x 3.3)



Range of high and low level units, single drainer stainless steel sink unit with mixer tap, part tiled walls.

W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



BEDROOM ONE 14'9" x 12'1" (4.5 x 3.7)



BEDROOM TWO 14'1" x 12'1" (4.3 x 3.7)



BEDROOM THREE 12'1" x 9'10" (3.7 x 3.0)



BATHROOM



Comprising panel bath, walk in shower, low flush W.C, pedestal wash hand basin, fully tiled walls, hot press.

OUTSIDE



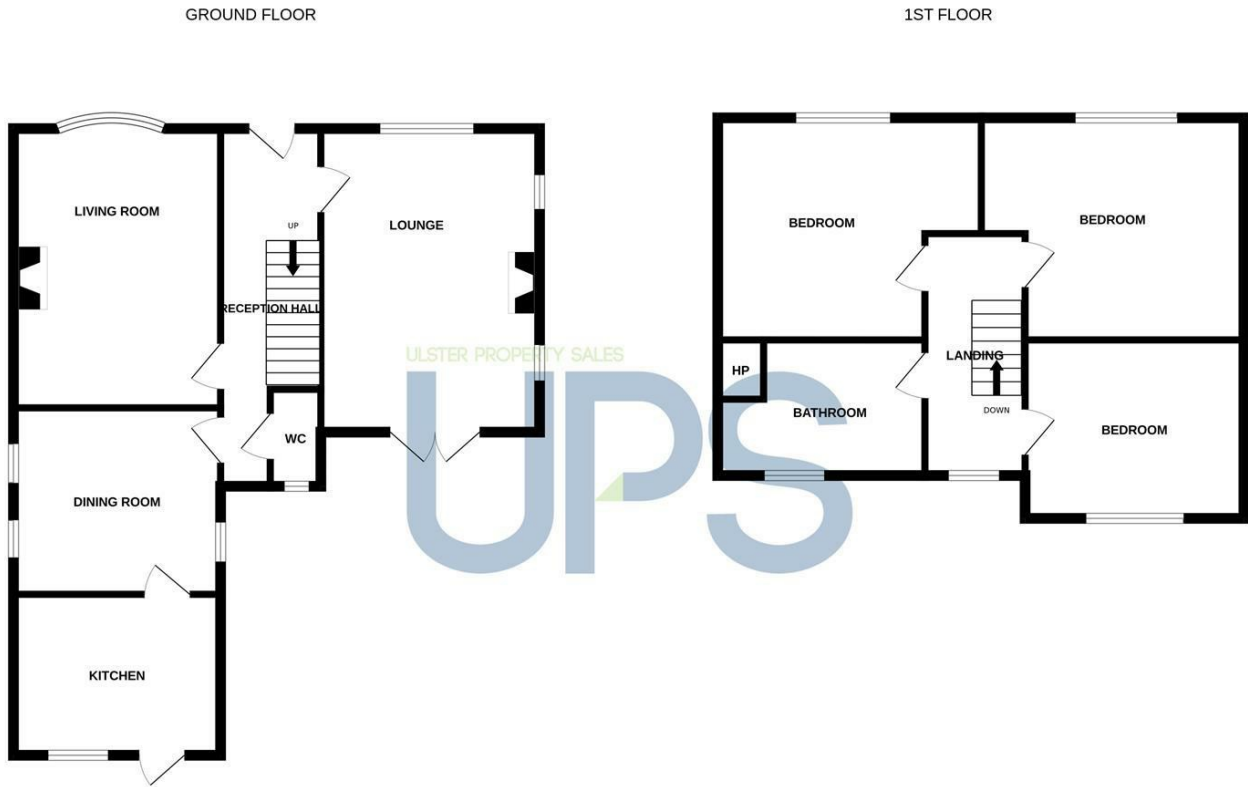
Excellent south facing garden in lawn, front garden in lawn, spacious driveway. Water tap.



GARAGE 21'11" x 9'6" (6.7 x 2.9)

Up & over door.

Floor Plan



Whilst 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.
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Area Map



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