



## 35 Dunkeld Gardens , Belfast, BT14 6NT

**Offers In The Region Of  
£269,950**

Fabulous Extended And Luxuriously Appointed Red Brick Detached Villa Holding A Prime Cul De Sac Position

A magnificent extended and modernised red brick detached residence holding a prime position within this most popular cul de sac location. The richly appointed interior comprises 4 bedrooms, 2+ reception rooms to include extended living room, luxury fitted kitchen with built-in double oven and hob and classic white bathroom suite. The dwelling further offers gas central heating, downstairs furnished cloakroom and second shower room to first floor, pvc fascia and eaves, range of built-in wardrobes and has been maintained and presented to the highest standard over the years. A detached garage with utility area and landscaped gardens combines with the most convenient location to make this the perfect family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 35 Dunkeld Gardens

, Belfast, BT14 6NT



- Fabulous Detached Residence
- Classic White Bathroom Suite
- Gas Central Heating
- Shower Room
- 4 Bedrooms 2 + Reception Rooms
- Furnished Downstairs Cloakroom
- Detached Garage
- Superb Fitted Kitchen
- uPvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

UPvc double glazed entrance door, wood laminate floor, panelled radiator, cloaks, leaded light window.

## Furnished Cloakroom

White suite comprising wash hand basin, low flush wc.

## Lounge into Bay

15'4" x 11'7" (4.68 x 3.52)

Attractive fireplace, double panelled radiator, wood laminate floor.

## Extended Living Room

22'7" x 11'6" (6.89 x 3.51)

Double glazed patio doors to garden, wood laminate floor, two panelled radiators.

## Dining Area

### Kitchen

11'7" x 9'1" (3.54 x 2.76)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in double oven and gas hob, extractor fan, fridge/freezer space, breakfast bar, partly tiled walls, ceramic tiled floor, uPvc double glazed rear door.

## First Floor

Landing

## Shower Room

White suite comprising, shower cubical, electric shower, pvc panelled walls.

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, chrome radiator, partly tiled walls.

## Bedroom

10'9" x 8'6" (3.27 x 2.60)

Built-in mirrored slide robes, double panelled radiator, wood laminate floor.

## Bedroom

11'5" x 11'1" (3.49 x 3.39)

Wood laminate floor, double panelled radiator.

## Bedroom

11'8" x 11'11" (3.55 x 3.64)

Wood laminate floor, range of built-in robes, panelled radiator.

## Bedroom

8'11" x 8'5" (2.72 x 2.57)

Wood laminate floor, range of built-in robes, panelled radiator.

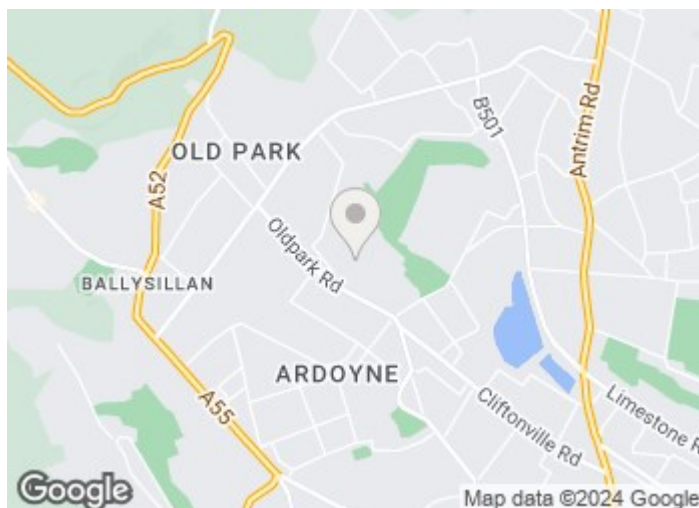
## Detached Garage

22'10" x 13'3" (6.97 x 4.03)

Roller shutter door, light and power, utility area plumbed for washing machine, formica worktop.

## Outside

Landscaped gardens front and rear, feature patio areas, covered area, privacy fencing, sun decking, flower beds, out side light and tap. Driveway with ample carparking.

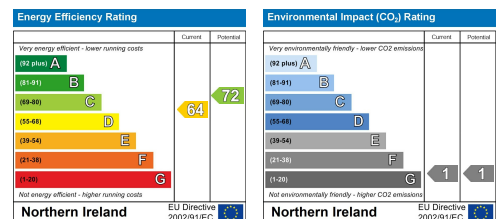


## Directions



# Floor Plan

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