



5 Dunmore Drive , Belfast, BT15 3GN

**Offers In The Region Of
£175,000**

Handsome Red Brick Semi Detached Villa Holding A Superb Cul-De-Sac Position Close To The City.

A fantastic opportunity to purchase a beautifully presented and modernised red brick semi detached villa holding a prized cul-de-sac position within this much admired residential location . The spacious interior comprises 3 bedrooms, lounge, modern fitted kitchen incorporating built-in double oven and gas hob, integrated washing machine, dishwasher and fridge with granite worktops plus dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, pvc fascia, eaves, replacement rainwater goods, gas central heating, new interior doors and extensive use of quality ceramic and wood laminate floor coverings.

With hard landscaped gardens front and private rear the dwelling is within walking distance of leading schools, public transport, excellent shopping the property is only minutes away from the city and offers the perfect opportunity for old and young alike.

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			
Northern Ireland		EU Directive 2002/91/EC	

5 Dunmore Drive

, Belfast, BT15 3GN



- Handsome Modernised Red Brick Semi Detached Villa
- Deluxe Bathroom Suite
- Pvc Fascia And Eaves
- Highest Presentation
- 3 Bedrooms Spacious Lounge
- Oil Fired Central Heating
- Extensive Range Of Built-in Wardrobes
- Luxury Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Cul-De Sac Position

Entrance Hall

Upvc double glazed entrance door, panelled radiator, ceramic tiled floor.

Lounge into Bay

15'5" x 13'3" (4.71 x 4.06)

Attractive Hard wood fireplace with marble inset, two double panelled radiators, wood laminate floor.

Kitchen

15'5" x 8'9" (4.71 x 2.67)

Stainless steel sink unit, granite drainer extensive range of high and low level units, granite worktops, built-under oven and ceramic hob, canopy extractor fan, integrated washing machine, integrated fridge, integrated dishwasher, glass display unit, recessed lighting.

Dining area

Panelled radiator, under stairs cloaks, ceramic tiled floor, pvc door to rear.

First Floor

Landing

Bathroom

Classic white suite comprising panelled bath, shower screen, power shower, pedestal wash hand basin, low flush wc, chrome radiator, ceramic tiled floor, recessed lighting.

Bedroom

10'11" x 7'0" (3.34 x 2.14)

Storage cupboard, hot press, wood laminate floor, panelled radiator.

Bedroom

14'2" x 8'0" (4.34 x 2.45)

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

Bedroom

9'10" x 7'7" (3.01 x 2.32)

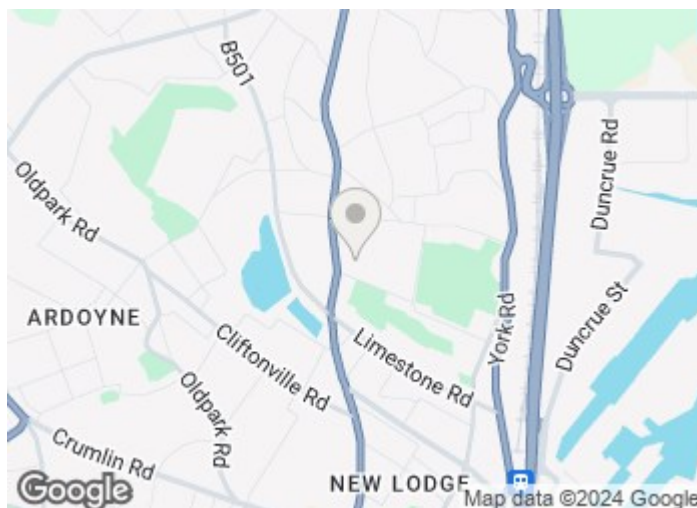
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Roof Space

Floored and sheeted. light and power slings by type ladder

Outside

Walled hard landscaped front garden in paving with driveway, side and rear in brick paved patio areas, outside water tap, external lighting, oil fired central heating boiler, oil tank, garden shed.



Directions



Floor Plan

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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