



3 Dunkeld Gardens , Belfast, BT14 6NT

Offers Around £194,950

A Handsome Extended Red Brick Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location.

An exceptionally fine home holding a superb site within this highly regarded and much admired cul-de-sac residential location. The stylish interior comprises 3 bedrooms, lounge, living area open plan to bespoke extended kitchen, dining area with pvc patio doors and classic bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and has benefited from a comprehensive modernisation programme whilst retaining many period features. Landscaped well stocked gardens front and rear and the most convenient cul-de-sac location with leading schools, public transport, Fortwilliam Golf Course and Cavehill Country Park all within walking distance makes this the perfect family home - 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	56	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

3 Dunkeld Gardens

, Belfast, BT14 6NT



- Handsome Extended Red Brick Semi Detached Villa
- Classic Bathroom Suite
- Landscaped Gardens
- 3 Bedrooms, 1+ Reception Rooms
- UPvc Double Glazed Windows
- Highly Regarded Cul-De-Sac Location
- Superb Extended Kitchen
- Gas Central Heating
- Stylish Presentation

Entrance Porch

Hardwood entrance door, "Terrazo" flooring, vestibule door.

Entrance Hall

Ceramic tiled floor, picture rail, double panelled radiator.

Lounge

11'11" x 9'5" into bay (3.65 x 2.88 into bay) Attractive fireplace with tiled inset, picture rail, exposed timber floor.

Kitchen

23'0" x 14'8" at widest (7.03 x 4.49 at widest)

Belfast sink style sink unit, extensive range of high and low level units, wood block worktops, tiled splash back, free standing range style cooker with 5 ring gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for

washing machine, recessed lighting, double panelled radiator, understairs storage, woode laminate flooring.

Living Area; Attractive Victorian style fireplace, picture rail, panelled radiator, wood laminate floor.

Dining Area: Wood laminate floor, twin velux roof lights, pvc double doors.

First Floor

Landing, light tube, access to roofspace.

Bathroom

Fully tiled classic bathroom suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, Lvf flooring, tiled walls, chrome panelled radiator.

Bedroom

8'10" x 7'6" (2.71 x 2.29) Panelled radiator, picture rail.

Bedroom

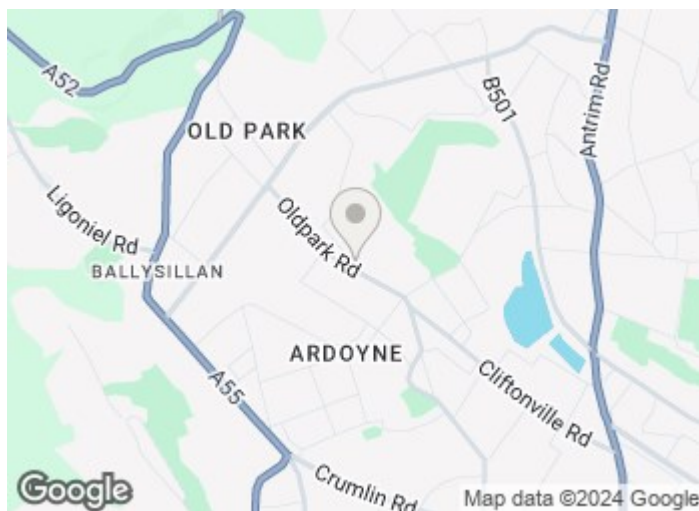
11'9" x 9'0" (3.59 x 2.76) Panelled radiator, picture rail.

Bedroom

8'7" x 5'10" (2.63 x 1.79) Panelled radiator, picture rail.

Outside

Front with concrete paver paths & mature shrubs. Private enclosed rear with brick paver paths, well stocked flowerbeds and shrubs, paved patio area to rear with garden shed. Outside light and tap.



Directions



Floor Plan

3, Dunkeld Gardens, BELFAST, BT14 6NT



Ground Floor

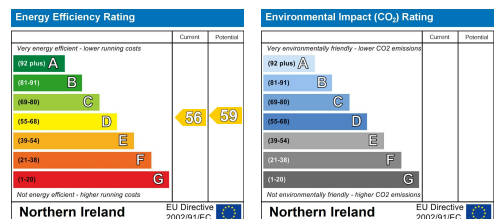


First Floor

Total Area: 71.8 m² ... 772 ft²

All measurements are approximate and for display purposes only

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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