

# For Sale

Asking Price: £365,000

SimonBrien



30 Sunningdale Park,  
Belfast,  
County Antrim  
BT14 6RU

[simonbrien.com](http://simonbrien.com)





### Special Features & Services

- Attractive Detached Family Home
- Well Presented Accommodation Throughout
- Four Double Bedrooms
- Three Reception Rooms
- Modern Fully Fitted Kitchen
- Bathroom In White Suite
- Downstairs Cloakroom with WC
- Gas Fired Central Heating
- PVC Double Glazing
- Attached Garage
- Generous Driveway Parking
- Pleasant Well Tended Gardens to Rear in Lawns with Views over Cliftonville Golf Course
- Popular and Convenient Location off Cavehill Road close to local amenities, schooling and transport networks
- Viewing by Private Appointment

### Accommodation:

#### Entrance Hall

PVC Door to Entrance Porch, inner door to Entrance Hall

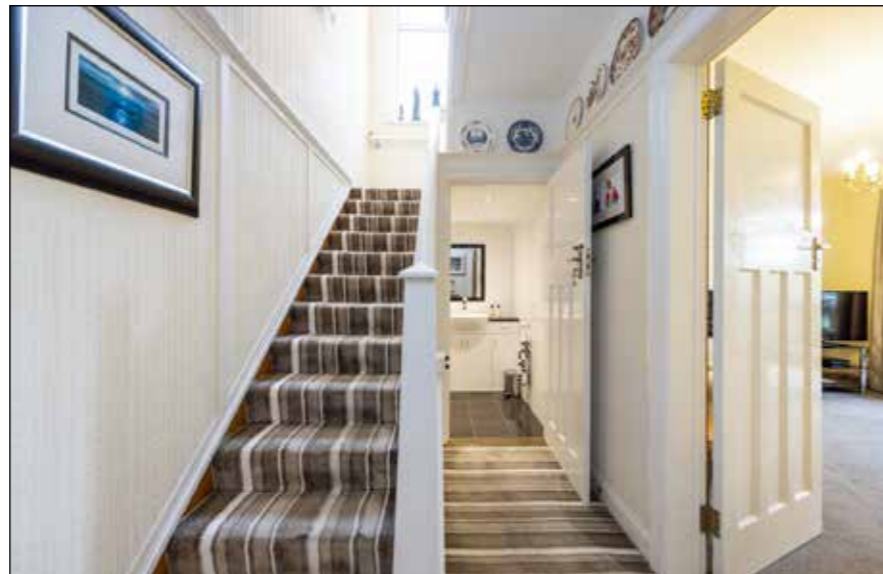


### Summary

Sunningdale Park is a much sought after residential address off the Cavehill Road within close proximity of all local amenities within the area, excellent schooling and transport networks connecting Belfast City Centre and further afield

The property has well-presented accommodation with four generous bedrooms, three reception rooms, modern fully fitted kitchen and bathroom in white suite. Externally there are well tended gardens to the rear backing onto Cliftonville Golf Course, detached garage and generous driveway parking

Likely to be of interest to the family market viewing is by private appointment through our South Belfast Office on 02890 668888



#### Kitchen

16'6" x 7'2" (5.03m x 2.18m):  
High and Low Level units, inset sink, oven and hob, integrated dishwasher, fridge freezer.

#### Cloakroom

Low flush WC, wash hand basin



#### Dining Room

12'9" x 10'6" (3.89m x 3.2m):





**Living Room**  
16'8" x 11'9" (5.08m x 3.58m):  
Fireplace

**Family Room**  
15'8" x 12'9" (4.78m x 3.89m):  
Wall mounted electric fire, double doors to rear





**First Floor**

**Landing**

Airing cupboard, access to roof space (partially floored).



**Bedroom 1**

13'8" x 11'9" (4.17m x 3.58m):

**Bedroom 2**

12'9" x 12'9" (3.89m x 3.89m):  
Views over Golf Course

**Bedroom 3**

12'3" x 10'4" (3.73m x 3.15m):  
Views over Golf Course

**Bedroom 4**

10'9" x 10' (3.28m x 3.04m):  
Views over Golf Course



**Bathroom**

Corner bath with mixer taps, separate shower enclosure, low flush WC and a pedestal wash hand basin.



**Outside**

**Garden**

Gardens to rear in lawn, views over Golf Course and generous driveway parking.

**Attached Garage**

14'8" x 7'9" (4.47m x 2.36m):



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## VALUER

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**Simon Brien**  
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## MORTGAGE ADVICE

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
**348 Lisburn Road,**  
**Belfast, BT9 6GH**  
T: 028 9066 5544  
E: office@crawfordmulholland.com



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