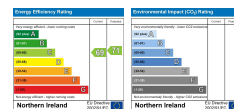




22 Dhu Varren Parade  
Belfast, BT13 3FJ

Asking price  
£70,000



# 22 Dhu Varren Parade

, Belfast, BT13 3FJ

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CASH OFFERS ONLY! A keenly priced property in an area of high demand which offers significant investment potential.

Internally the dwelling comprises entrance hall, bright reception, fitted kitchen with dining area, classic three piece suite and two well proportioned bedrooms. Outside there are enclosed arms to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Dhu Varren Parade is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent transport links with Belfast City Centre with the closest bus stop just a short walk from the property.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, double panelled radiator, stairs leading to first floor

### Living Room 12'6" x 10'7" (3.83m x 3.23m)

Tiled fireplace with brick surround, wood laminate flooring, double panelled radiator, under stair storage, enclosed electricity meter

### Kitchen 7'9" x 13'3" (2.38m x 4.04m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, breakfast bar area, tiled flooring, under stair storage, double panelled radiator, access to rear yard

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low WC, pedestal wash hand basin and panelled bath with electric shower overhead, enclosed storage cupboard housing gas boiler, vinyl flooring, double panelled radiator

### Front Bedroom 8'11" x 13'5" (2.72m x 4.10m)

Wood laminate flooring, double panelled radiator

### Rear Bedroom 10'10" x 6'4" (3.32m x 1.94m)

Double panelled radiator

## Outside

### Front

Brick privacy wall with metal entrance gate, paved yard

### Rear

Paved and enclosed yard, wood panelled privacy fencing

The logo for Rea Estates, featuring a stylized house icon above the text "Rea Estates". Below the name, it says "Sales | Lettings".

Rea Estates  
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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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