

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 DUNRAVEN PARK, BELFAST,
BT5 5LF**

OFFERS AROUND £129,950



A superb semi detached property in the Bloomfield area, which has recently undergone a substantial improvement programme, including luxury new kitchen and bathroom, new roof, updated electrics, plumbing, and most walls re-plastered.

This property will appeal to many first time buyers wanting nothing to do but just move in. The accommodation comprises entrance hall, lounge with wood laminate flooring, open to an attractive new kitchen to include "ivory white" units, wood effect worktops with upstand, new built-in oven with ceramic hob, and recessed spotlighting with wood laminate flooring, open to dining/breakfast area.

The first floor includes two well proportioned bedrooms including master bedroom with built-in robe. New luxury bathroom with corner feature bath, and separate walk-in shower cubicle with built-in rainfall shower. PVC wall cladding and PVC panelled ceiling with recessed spotlighting.

The outside includes front garden with decorative stone, and rear yard with boiler house. This excellent property is perfect for the first time buyer wanting to be close to the many amenities within the Bloomfield area and of course, our popular Ballyhackamore village with its many restaurants and cafes.



Key Features

- A Fully Renovated Semi Detached Property For First Time Buyers
- Lounge With Attractive Wood Laminate Flooring Open To Kitchen
- Attractive New Kitchen With Built-In Oven Open To Dining Area
- Two Bedrooms On The First Floor, One With Built-In Robe
- Excellent New Bathroom With Corner Feature Bath & Separate Shower
- Oil Fired Central Heating & uPVC Double Glazed Windows
- Small Front Garden With Decorative Stone & Enclosed Rear Yard
- Close To Ballyhackamore & Glider Bus Route To Belfast City Centre



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Lounge

11'7 x 9'5

Brick feature fireplace with wood burning stove, engineered Oak wood flooring, archway to:

Dining Kitchen

12'7 x 8'6

Extensive range of high and low level units, including display cabinets, Formic work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, integrated under counter fridge, integrated under counter freezer, integrated dishwasher, plumbed for washing machine, part tiled walls, timber panelled ceiling with recessed spotlighting, cupboard under stairs.

First Floor

Landing

Bedroom 1

12'9 x 8'9

(at widest point) Built-in robes.

Bedroom 2

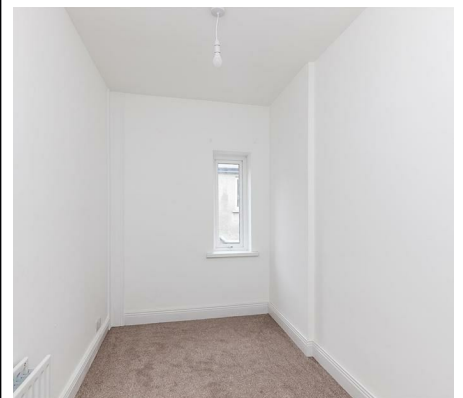
11'6 x 5'9

Bathroom

White suite comprising corner panelled bath, walk-in shower cubicle with built-in shower and sliding shower door, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled flooring, extractor fan.

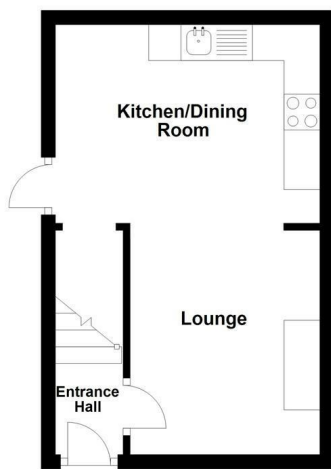
Outside

Small front garden with lawn.
Enclosed rear yard with oil fired boiler.

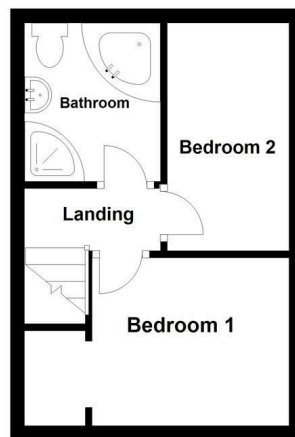




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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		54	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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