CAVEHILL BRANCH



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NETWORK STRENGTH - LOCAL KNOWLEDGE









3 Duneden Park , Belfast, BT14 7NE

Offers Over £90,000

 ${\bf Superb\ Extended\ Town\ Terrace\ Set\ Within\ This\ Most\ Popular\ Section\ Of\ The\ Ardoyne.}$

Holding a prime position in Ardoyne moments from the many amenities of the Crumlin Road and within easy reach of the City Centre this bright town terrace is ideally suited to the first time buyer or investor alike. The extended accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen and contemporary fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and has benefited from an NIHE Enveloping Scheme in past years. Offering brick paver off street car parking this "ready to move into" property is ideally positioned to the many excellent local amenities, short commute to the city centre and is ideally suited to the first time buyer or investor alike - Early Viewing is highly recommended.

				Current	Potenti
Very energy efficien	t - lower runni	ng costs			
(92 plus) A					
(81-91) B	3				
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient	- higher runni	ng costs			

3 Duneden Park . Belfast. BT14 7NE











- Superb Extended Town Terrace
- · Oil Fired Central Heating
- · Popular Ardoyne Location
- · Modern Fitted Kitchen
- Kitchen

11'8" x 5'10" (3.57 x 1.79)

Bowl and a half stainless steel sink Wood laminate floor, built-in unit, range of high and low level units, formica worktop, free standing cooker, integrated extractor fan, plumbed for washing machine, fridge/freezer space, partially tiled walls, Lvf

First Floor

Landing, access to roofspace.

flooring, hardwood rear door.

10'8" x 7'10" at widest (3.26 x 2.40 at widest)

Wood laminate floor, panelled radiator.

- · 2 Bedrooms, Through Lounge Into · Archway To Living Area Bay
- Fully Tiled White Bathroom Suite Upvc Double Glazed Windows
- Brick Paver Off Street Parking
- · Moments From Crumlin Road

Entrance Hall

Upvc double glazed entrance door, Lvf flooring,

Lounge Into Bay

20'0" x 13'0" into bay (6.12 x 3.98 into bav)

Wood laminate floor, attractive fireplace, double panelled radiator.

Archway to:

Living Area

Wood laminate floor, understairs **Bedroom** storage, panelled radiator.

Bedroom

11'10" x 10'2" (3.63 x 3.11)

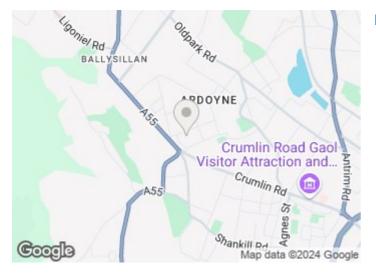
storage ,panelled radiator.

Bathroom

Fully tiled modern white suite comprising shower cubicle, drench style electric shower, pedestal wash hand basin, low flush WC, panelled radiator.

Outside

Gardens to front in brick pavers with carparking via Victorian style gates, vertical panel fencing. Rear yard with covered storage, pvc oil tank boiler house, outside tap.



Directions











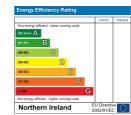


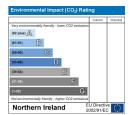




Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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