

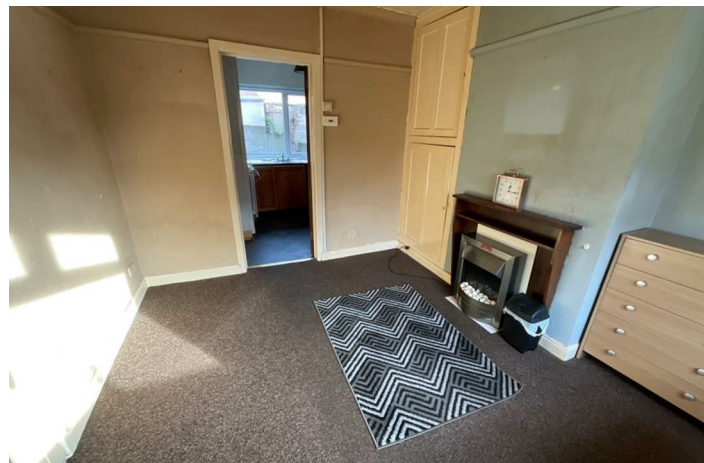


15 Dhu Varren Park
Belfast, BT13 3FH

Offers in excess of
£69,950



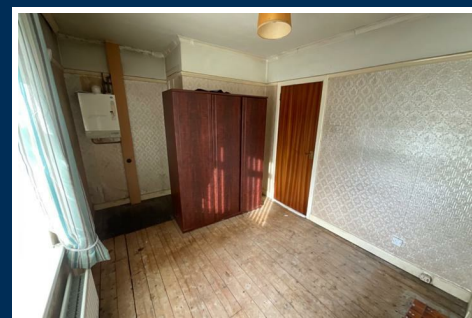
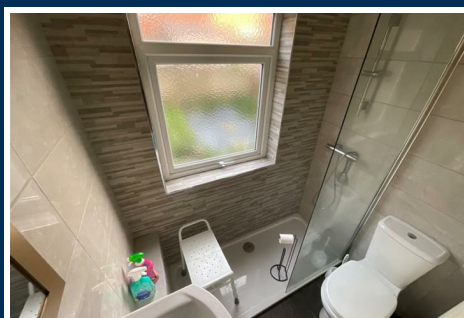
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very Good (A)	Very Low (A)	Very Low (A)	Very Low (A)
Good (B)	Low (B)	Low (B)	Low (B)
Satisfactory (C)	Medium (C)	Medium (C)	Medium (C)
Needs Improvement (D)	High (D)	High (D)	High (D)
Poor (E)	Very High (E)	Very High (E)	Very High (E)
Very Poor (F)	Extremely High (F)	Extremely High (F)	Extremely High (F)
Extremely Poor (G)	Extremely High (G)	Extremely High (G)	Extremely High (G)



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A keenly priced property in an area of high demand which is sure to appeal to investors, first time buyers and growing families alike.

Internally the dwelling comprises entrance hall, bright reception, modern downstairs bathroom suite and three bedrooms. Outside there are enclosed yards to the front and rear.

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

Dhu Varren Park 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

Reception 11'11" x 10'5" (3.65m x 3.20m)

Enclosed storage cupboard, enclosed electricity meter, double panelled radiator, under stair storage

Kitchen 7'10" x 10'2" (2.39m x 3.12m)

Fitted kitchen with both high and low level units, tiled

splash backs and contrasting worktops, stainless steel sink and drainer, plumbed for a washing machine, double panelled radiator, vinyl flooring

Back Hall

Under stair storage, tiled flooring, panelled radiator, access to rear yard

Downstairs Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing shower, tiled flooring and walls, PVC cladded ceiling

First Floor

Landing

Front Bedroom 8'11" x 13'5" (2.73m x 4.11m)

Enclosed storage cupboard, wall mounted gas boiler, double panelled radiator

Rear Bedroom 10'9" x 6'3" (3.30m x 1.92m)

Double panelled radiator

Third Bedroom 7'10" x 6'8" (2.40m x 2.05m)

Double panelled radiator

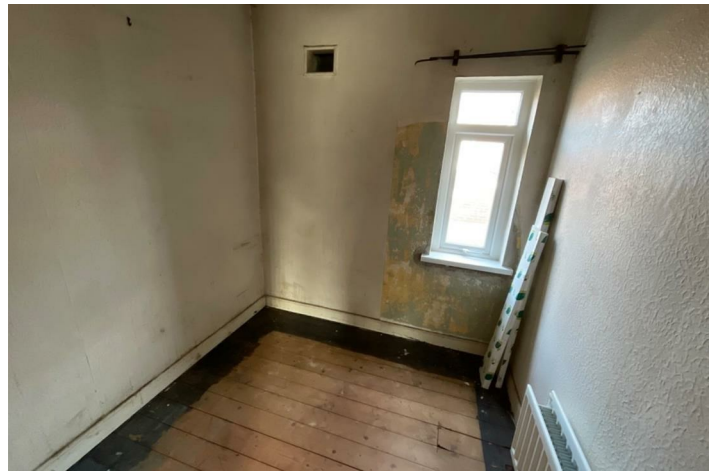
Outside

Front

Brick privacy wall with metal entrance gate, paved yard

Rear

Enclosed yard with brick privacy walls



Rea Estates

Sales | Lettings

Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.