



23 Donegall Park Avenue , Belfast, BT15 4EU

**Offers In The Region Of
£235,000**

Deceptively Spacious Modern Constructed And Beautifully Presented Town House Situated Within This Highly Regarded Residential Location

A fabulous modern constructed red brick end townhouse holding a prime position set within this highly desirable residential location. The generously proportioned beautifully presented accommodation comprises 4 bedrooms, principal with en suite shower room, open plan through lounge into bay, open plan integrated fitted kitchen including quartz worktop, peninsula unit built-in oven, hob, fridge freezer, dishwasher, washing machine with dining area with patio doors to garden and modern white family bathroom. The dwelling further offers uPVC double glazed windows, downstairs furnished cloakroom, gas central heating, extensive use of porcelain tiled floors. A brick paved parking bays and private south facing rear garden combine with the perfect location to make this an exceptional home perfect for young and old.

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

23 Donegall Park Avenue

, Belfast, BT15 4EU



- Stunning Modern Built Town House
- Open Plan Dining Area
- Downstairs Furnished Cloakroom
- South Facing Rear Garden
- 4 Bedrooms Spacious Open Plan Lounge
- Modern White Bathroom Suite
- Gas Central Heating
- Fabulous Integrated Kitchen
- Upvc Double Glazed Windows
- Principal Bedroom With En-suite Shower Room

Entrance Hall

Upvc double glazed entrance door, porcelain panelled radiator. tiled floor, panelled radiator.

Lounge into Bay

19'9" x 9'4" (6.04 x 2.86)
Porcelain tiled floor, panelled radiator.

Furnished Cloakroom

Modern White suite comprising pedestal wash hand basin, low flush wc, partly tiled walls, porcelain tiled floor, panelled radiator.

Open Plan

Kitchen

13'3" x 13'15"7" (4.04 x 4.01)
Feature single drainer sink unit, brushed mono brass taps, extensive range of high and low level units, quartz worktops, built-in under oven and gas hob, canopy extractor fan, integrated fridge/freezer, utility cupboard, concealed gas boiler, integrated dishwasher, integrated washing machine,

quartz splash back, porcelain tiled floor,

panelled radiator.

Dining Area

Upvc double glazed rear door, porcelain tiled floor.

First Floor

Landing, airing cupboard.

Bedroom

13'6" x 10'5" (4.12 x 3.19)
Built-in robe, panelled radiator

Bathroom

Modern White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, porcelain tiled floor, partly tiled walls, feature chrome radiator, recessed lighting.

Bedroom

13'6" x 9'6" (4.14 x 2.91)
Panelled radiator.

En-suite Shower room

Modern White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, porcelain tiled floor, recessed lighting, feature chrome radiator.

Second Floor

Landing, panelled radiator.

Bedroom

13'7" x 13'5" (4.16 x 4.10)
Panelled radiator.

Bedroom

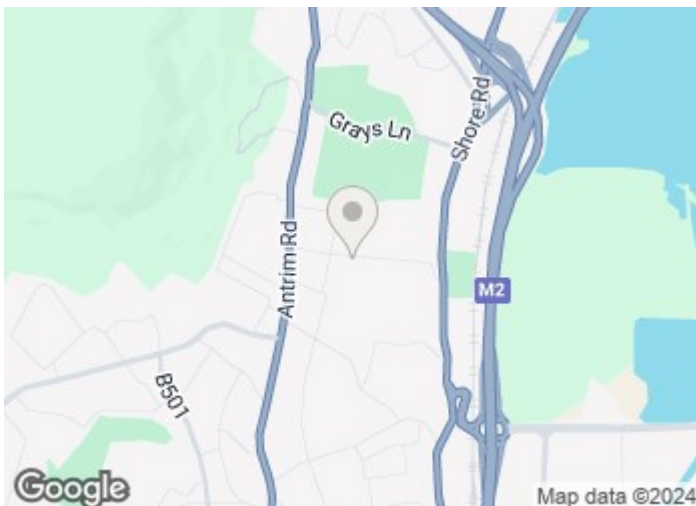
13'1" x 12'7" (4.00 x 3.84)
Velux rooflight, panelled radiator.

Roofspace

Slingsby type ladder storage

Outside

Front with carparking bay and flower beds, side path in brick paver, south rear facing garden in lawns, patio areas, outside light and tap.

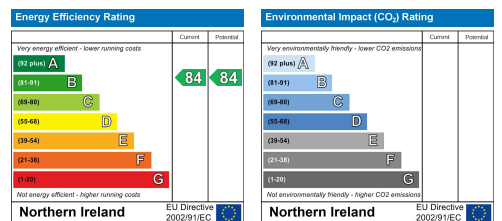


Directions



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



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark