

## 5 Dunmore Crescent , Belfast, BT15 3GL

**Offers Around £159,950**

Red Brick Semi Detached Villa Holding A Superb Cul-De-Sac Position Close To The City.

Holding a quiet cul-de-sac position within this highly regarded and admired residential location this attractive semi detached villa will have immediate appeal. The well appointed interior comprises 3 bedrooms with extensive range of built-in slide robes, lounge, fitted kitchen with patio doors to rear and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, attractive fireplace and extensive use of wood laminate floor coverings. Patio gardens front and rear with off street car parking make this an opportunity not to be missed - Early Viewing is Highly Recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 5 Dunmore Crescent

, Belfast, BT15 3GL



- Red Brick Semi Detached Villa
- Fitted Kitchen
- uPvc Double Glazed Windows
- Most Convenient Location
- Superb Cul-De-Sac Position Close To The City
- Classic White Bathroom Suite
- Extensive Range Of Built-In Slide Robes
- 3 Bedrooms, Lounge
- Gas Central Heating
- Off Street Car Parking

## Entrance Hall

Panelled radiator.

## Lounge

15'5" x 13'0" (4.72 x 3.98)

Attractive fireplace, panelled radiator x 2, wood laminate floor.

## Kitchen

16'5" x 7'1" (5.01 x 2.17)

Bowl stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, double panelled radiator, wood laminate floor, under stairs storage, patio doors to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

Fully tiled classic white bathroom suite comprising panelled bath, thermostatic controlled shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

## Bedroom

10'2" x 7'5" (3.11 x 2.28)

Panelled radiator, built-in slide robes, wood laminate floor.

## Bedroom

14'5" x 7'10" (4.40 x 2.41)

Panelled radiator, built-in slide robes, wood laminate floor.

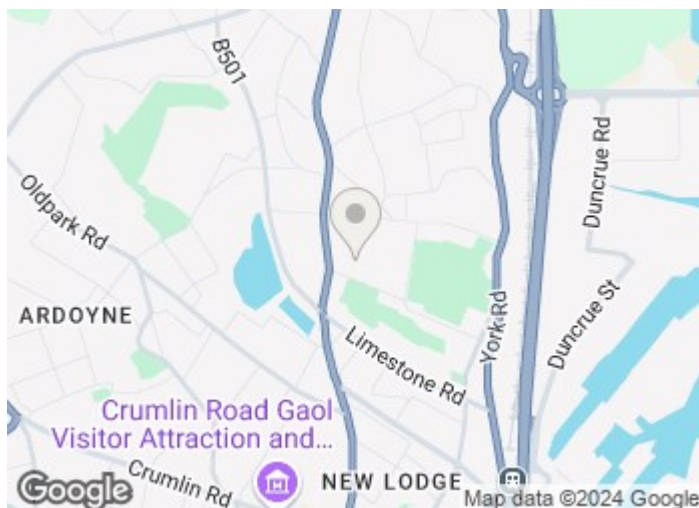
## Bedroom

11'5" x 5'4" (at widest) (3.50 x 1.63 (at widest))

Panelled radiator, storage cupboard, access to roofspace.

## Outside

Walled hard landscaped front garden in paving with driveway, side in brick paved patio areas, garden shed, external lighting, rear brick pavers and mature lawn and hedging.



## 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.

