



22 Sunningdale Gardens , Belfast, BT14 6SH

Offers In Excess Of £129,950

Stunning Luxuriously Appointed End Of Terrace Holding An Excellent Position Within This Highly Regarded Residential Development.

A magnificent property presented to the highest possible standard overflowing with luxury features. The richly appointed interior comprises 3 bedrooms, through lounge, luxury fitted kitchen incorporating built-in high level oven and microwave, ceramic hob, integrated fridge freezer, dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, uPvc double glazed past conservatory, uPvc double glazed patio doors to garden, pvc fascia and eaves, and has benefited from a programme of improvement works in past years .

Landscaped gardens front and rear with southerly aspect combine with a most convenient location with the City a short distance away with excellent park and public transport on its doorstep make this a home not to be missed.

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

22 Sunningdale Gardens

, Belfast, BT14 6SH



- Luxuriously Appointed End Of Terrace
- Modern White Bathroom Suite
- Upvc Fascia And Eaves
- Highly Regarded Location
- 3 Bedrooms, Through Lounge
- Upvc Double Glazed Windows
- Upvc Double Glazed Conservatory
- Stunning Fitted Kitchen With Dining
- Gas Central Heating
- Private Gardens Front Side And Rear

Entrance Hall

Upvc double glazed entrance door, wood laminate floor. panelled radiator

Through Lounge

17'11" x 10'9" (5.48 x 3.28)

Attractive fireplace with quartz inset, wood laminate floor, 2 panelled radiators, upvc double glazed patio doors.

Conservatory

10'0" x 8'6" (3.07 x 2.61)

Upvc double glazed door, ceramic tiled floor.

Kitchen

18'4" x 12'0" (5.60 x 3.66)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built in high level oven and microwave, ceramic hob,

splashback, stainless steel canopy extractor fan, integrated fridge/freezer, pull out tall larder, plumbed for a washing machine, partly tiled walls, upvc double glazed rear door.

Dining Area

Wood laminate floor, panelled radiator.

Landing

Landing, airing cupboard.

Bedroom

11'9" x 8'11" (3.60 x 2.72)

Panelled radiator.

Bathroom

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, chrome radiator, pvc ceiling, recessed lighting, ceramic tiled floor.

Bedroom

8'0" x 8'0" (2.44 x 2.46)

Panelled radiator.

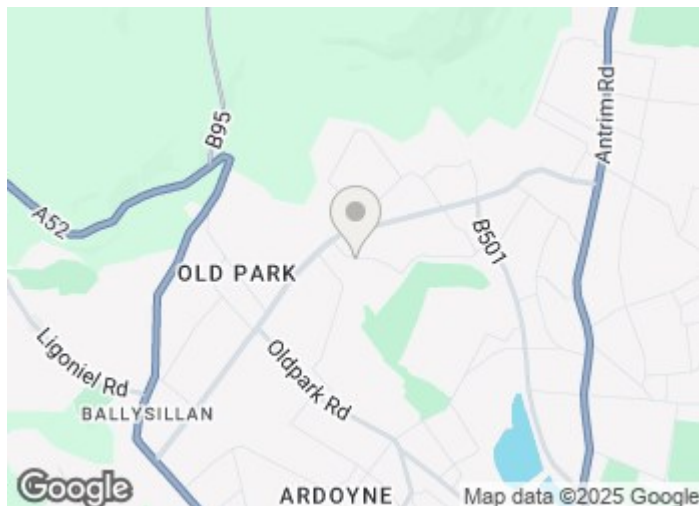
Bedroom

10'4" x 8'7" (3.17 x 2.64)

Panelled radiator, range of built-in mirrored slide robes.

Outside

Mature landscaped gardens front, side and south facing rear in lawns shrubs and flower beds. Extensive brick paver in patios, outside light and tap.



Directions



Floor Plan

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