



55 DUNRAVEN PARK

Belfast, BT5 6BS

Offers around **£120,000**



SEMI DETACHED | 2  | 1  | 2 

We are delighted to bring to the market this well-appointed two-bedroom semi-detached property located just off Grand Parade in East Belfast.

KEY FEATURES

- Attractive Two Bed Semi-Detached Property Located in the Heart of East Belfast
- Boasting Ease of Access to Belfast City Centre, George Best City Airport and the Bustling Ballyhackamore Village
- Close Proximity to the Connswater Greenway, Ideal for walking, Cycling, with Access to Play Parks and Local Attractions
- Lounge with Outlook to Front
- Separate Living/Dining Room to a Fitted Kitchen with Ample Space for Casual Dining
- Two-Well Proportioned Bedrooms
- Shower Room with White Suite
- Front Forecourt and Rear Courtyard, Ideal for Outdoor Entertaining
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Lounge
14'2" x 8'8"
- Living/Dining Room
14'2" x 13'2"
- Kitchen
14'2" x 8'10"

First Floor

- Landing
- Bedroom One
14'2" x 8'8"
- Bedroom Two
9'9" x 8'11"
- Shower Room

Outside

- Paved Rear Courtyard
- Paved Front Forecourt
with Shrubs and Plants



DIRECTIONS

Travelling along Grand Parade in the direction of Ballyhackamore, from Castlereagh, turn right onto Dunraven Park. No 55 is on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	44	65
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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