



9 Dhu Varren Parade , Belfast, BT13 3FJ

**Offers In The Region Of
£75,000**

Extended Semi Detached Villa Holding An Excellent Position Within This Highly Popular Location.

An extended and modernised semi detached villa holding an excellent position within this highly regarded and ever popular location. The richly appointed accommodation comprises 3 bedrooms, lounge, fitted kitchen with dining area and extended bathroom in white suite to ground floor. The dwelling further offers upvc double glazed windows and exterior doors, wood laminate and ceramic floor coverings, and oil fired central heating.

Ideally suited to the first time buyer or investor alike.

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	

9 Dhu Varren Parade

, Belfast, BT13 3FJ



- Extended Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed
- 3 Bedrooms
- Extended Bathroom
- Popular Location.
- 1 + Reception Rooms
- Oil Fired Central Heating

Entrance Hall

Upvc double glazed entrance door.

Lounge

11'10" x 10'7" (3.61 x 3.25)

Double panelled radiator.

Kitchen

12'2" x 8'0" (3.71 x 2.44)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partly

tilled walls, double panelled radiator, understairs storage.

Rear Lobby

Hot-press, Upvc double glazed rear door.

Extended Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly pvc walls, double panelled radiator.

First Floor

Landing

Bedroom

10'9" x 9'6" (3.28 x 2.90)

Built-in mirrored slide robes, wood laminate floor.

Bedroom

10'11" x 6'3" (3.35 x 1.93)

Wood laminate floor, panelled radiator.

Bedroom

8'0" x 6'9" (2.44 x 2.06)

Panelled radiator.

Outside

Enclosed forecourt, rear yard, oil tank.



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.



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