

## 45 Duncoole Park , Belfast, BT14 8JS

**Offers In The Region Of  
£185,000**

Fabulous Extended Semi Detached Family Residence Holding A Generous Mature Site Set Within This Highly Regarded Location.

An excellent extended semi detached family home holding a fabulous site with city views and tranquil country aspect to the rear. Internally the accommodation seamlessly flows over two floors offering four generous bedrooms two reception rooms superb open plan fitted kitchen incorporating built in double oven, ceramic hob and classic white family bathroom. The dwelling further offers hardwood double glazed windows with Pvc patio doors to garden, oil fired central heating, Pvc fascia and eaves with replacement rainwater goods. A wooden garage and mature rear gardens heavily stocked in mature shrubs and flower beds with patio areas combines with the perfect location to make this unique 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 45 Duncoole Park

, Belfast, BT14 8JS



- Attractive Extended Red Brick Semi Detached Villa
- Bathroom In White Suite
- Detached Wooden Garage.
- 4 Bedrooms 2 Reception Rooms
- Open Plan Fitted Kitchen
- Hardwood Double Glazed Windows
- Private Mature Gardens
- Oil Fired Central Heating
- Highly Regarded Location

## Entrance Hall

Mahogany entrance door under stairs storage, hot press / copper cylinder, panelled radiator,

## Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, ceramic tiled floor.

## Through Longe

21'8" x 10'6" (6.62 x 3.22)  
Brick fireplace, raised tiled hearth, panelled radiator.

## Extended Dining Room

10'5" x 8'11" (3.18 x 2.73)  
Panelled radiator, upvc double glazed sliding pation doors.

Open Plan

## Kitchen

10'5" x 8'11" (3.20 x 2.74)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven and microwave housing, ceramic hob, canopy extractor fan, tall larder ,plumbed for dishwasher, plumbed for washing machine, oil fired central heating boiler, double glazed rear door, wood laminate floor, partly tiled walls.

## First Floor

Landing

## Bedroom

7'4" x 4'5" (2.25 x 1.36)  
Panelled radiator.

## Bedroom

10'7" x 9'3" (3.23 x 2.84)  
Range of built-in robes, cupboards above, panelled radiator.

## Bedroom

10'10" x 10'4" (3.32 x 3.16)  
Panelled radiator.

## Bedroom

9'9" x 7'4" (2.98 x 2.25)  
Panelled radiator.

## Roof Space

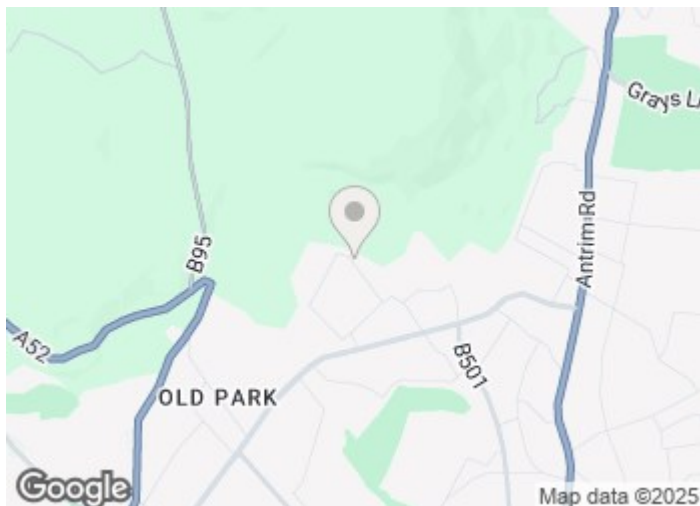
Slingsby type ladder electric light, floored and sheeted.

## Outside

Mature gardens front and rear with open aspect heavily stocked in lawns shrubs and raised flower beds. Patio area oil tank outside light and tap.

## Timber Garage

Paved driveway.



## 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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