

## 17 Dunlambert Drive , Belfast, BT15 3NE

**Offers Around £215,000**

Extended and Modernised Period Semi Detached Villa Holding an Excellent Position Within This Most Popular Location.

Holding a slightly elevated site within this most sought after location this attractive period semi detached villa has been extended and maintained to an excellent standard in past years. The spacious interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, generous entrance hall, extended fitted kitchen incorporating built-in oven and hob and classic white bathroom suite complete with bath and separate shower cubicle. The dwelling further offers gas central heating, mostly double glazed windows in both hardwood and pvc frames, downstairs furnished cloakroom and has been presented to an excellent standard throughout. Landscaped gardens front and private terraced rear with extensive patio area and a detached garage combines with the most convenient location and opportunity to create the perfect family home - 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>			
(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	

# 17 Dunlambert Drive , Belfast, BT15 3NE



- Extended Period Semi Detached Villa
- Classic White Bathroom Suite
- Downstairs Furnished Cloakroom
- 3 Bedrooms 2 Reception Rooms
- Mostly Double Glazed Windows
- Private Gardens & Garage
- Extended Fitted Kitchen
- Gas Central Heating
- Sought After Location

## Entrance Hall

UPvc double glazed entrance door, panelled radiator, wood laminate floor, under stairs storage.

## Furnished Cloakroom

Fully tiled white suite comprising wash hand basin, low flush wc, plumbed for washing machine, panelled radiator, wood laminate floor.

## Lounge

12'7" x 12'4" into bay (3.85 x 3.76 into bay) Attractive fireplace, double panelled radiator.

## Living Room

16'2" x 12'6" (4.95 x 3.82) Antique fireplace, tiled inset, double panelled radiator.

## Extended Kitchen

12'10" x 7'10" (3.92 x 2.39) Composite bowl and a half sink unit, range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan, fridge freezer space, ceramic tiled floor, partly tiled walls, panelled radiator, pvc door to rear.

## First Floor

Landing, leaded window.

## Bathroom

Fully tiled classic white suite comprising panelled bath, vanity unit, low flush wc, shower cubicle, thermostatically controlled shower, feature radiator.

## Separate WC

Fully tiled suite comprising low flush WC.

## Bedroom

11'9" x 12'1" into bay (3.59 x 3.69 into bay) Double panelled radiator.

## Bedroom

11'3" x 8'1" (3.45 x 2.47) Panelled radiator.

## Bedroom

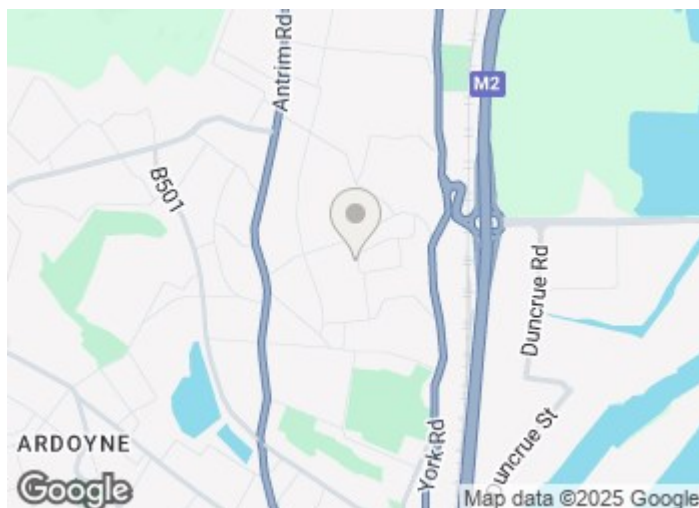
11'7" x 5'3" (3.54 x 1.62) Panelled radiator.

## Detached Garage

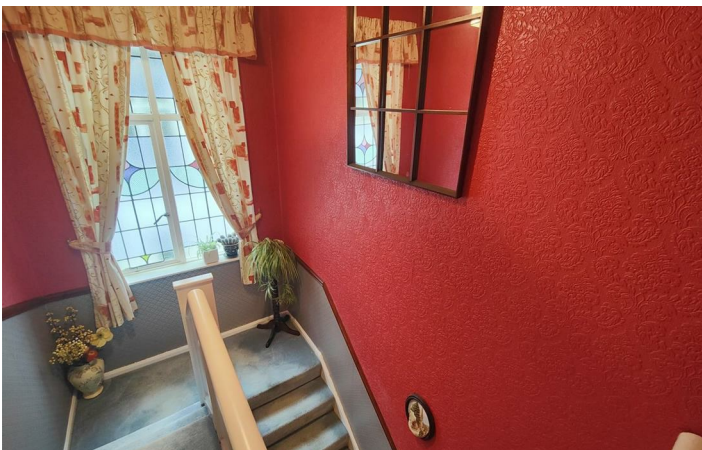
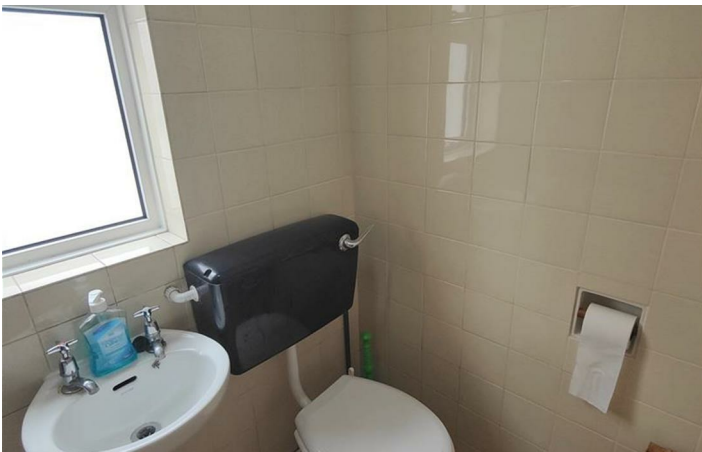
15'11" x 9'6" (4.87 x 2.90) Stable style doors, concealed gas boiler.

## Outside

Gardens front and terraced rear in patio and lawn, extensive patio areas, outside light.



## 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.

