



## 56 Duneden Park , Belfast, BT14 7NF

**Offers In The Region Of  
£99,950**

A Fabulous End Of Terrace Holding A Superb Position Within This Ever Popular Location.

An excellent opportunity to purchase an end town terrace holding a larger than average site perfectly suited to the first time buyer or investor alike. The well maintained interior comprises 2 bedrooms, lounge into bay, fitted kitchen with breakfast area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, oil fired central heating and has benefited from an enveloping scheme. A most convenient location with off street car parking and low out goings with private hard landscaped front and side garden add the finishing touches to a home which offers fabulous potential throughout - 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		
Northern Ireland		EU Directive 2002/91/EC

# 56 Duneden Park

, Belfast, BT14 7NF



- End Of Terrace
- Upvc Double Glazed Windows
- Larger End Site
- 2 Bedrooms Lounge into Bay
- Gas Central Heating
- Off Street Carparking
- Fitted Kitchen
- Modern White Bathroom
- Low Outgoings.

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge

14'2" x 11'0" (4.33 x 3.36)

Into bay, wood laminate floor, panelled radiator.

## Kitchen

13'7" x 7'4" (4.15 x 2.24)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and , fridge/freezer space, plumbed for washing

machine, tumble dryer space, partly tiled walls, panelled radiator, upvc double glazed rear door.

## First Floor

### Bathroom

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, chrome radiator, ceramic tiled floor.

### Bedroom

10'3" x 8'10" (3.13 x 2.71)

Panelled radiator.

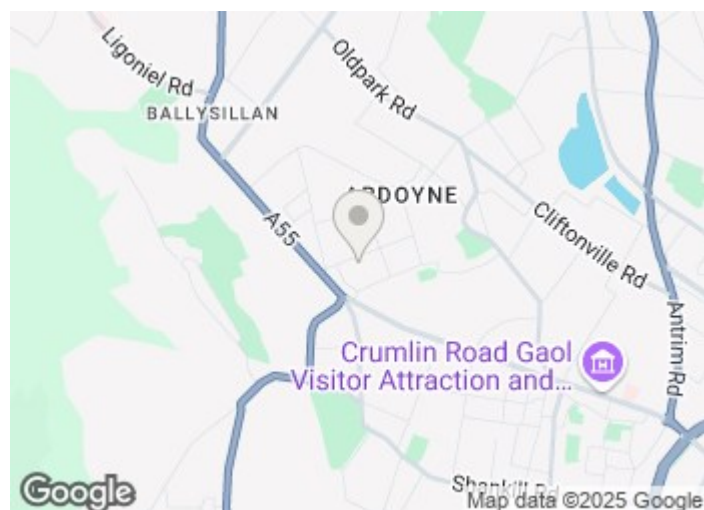
## Bedroom

13'5" x 9'10" (4.10 x 3.01)

Panelled radiator, cast iron fireplace.

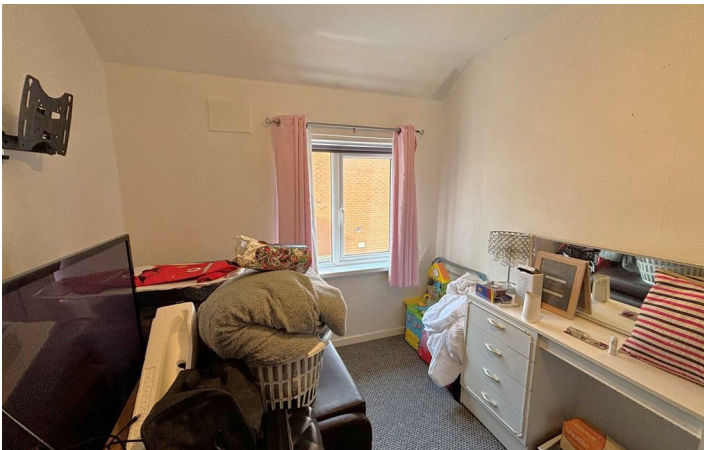
## Outside

Enclosed rear yard, boiler house, front in brick paver with ample carparking.



## Directions





Floor Plan

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