



## 12 Dunmore Drive , Belfast, BT15 3GN

**Offers Over £195,000**

Fantastic Opportunity To Purchase A Beautifully Refurbished Extended Red Brick Semi Detached Villa Holding A Prime Cul De Sac Position.

Holding a prime cul de sac position with leading schools, shopping and public transport close at hand and the City Centre just a short commute this superb extended red brick semi detached villa has been refurbished creating a turn key finish which will have immediate appeal. The interior comprises 3 bedrooms, spacious lounge, extended modern fitted kitchen with built in double oven and ceramic hob with dining area and luxury white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, pvc fascia and eaves, and has benefited from a complete refurbishment done to the highest standard. A hard landscaped private rear garden, matching detached garage combining with this most popular and sought after location to make this the perfect family home - Early Viewing is highly recommended.

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	

# 12 Dunmore Drive

, Belfast, BT15 3GN



- Extended Red Brick Semi Villa Detached
- Extended Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Cul-De-Sac Position Close To The City
- Refurbished To The Highest Standard
- Luxury White Bathroom Suite
- Detached Garage
- 3 Bedrooms, Spacious Lounge
- Gas Central Heating
- Hard Landscaped Private Rear Garden

## Entrance Hall

Composite entrance door, wood laminate floor, double panelled radiator.

## Spacious Lounge

13'9" x 15'6" (4.20 x 4.74)

Attractive fireplace, built-in storage units, wood laminate floor, double panelled radiator.

## Extended Kitchen/Dining

18'3" x 16'3" (5.57 x 4.97)

Single drainer stainless steel sink unit, range of low and floor to ceiling units, formica worktop, built-in double oven, ceramic hob, stainless steel extractor fan, featured radiator, wood laminate floor, velux window, recessed

lighting, pvc patio doors to rear.

Dining Area - Wood laminate floor, double panelled radiator, understairs storage, pvc door to side.

## First Floor

Landing, access to roofspace.

## Bathroom

Luxury white bathroom suite comprising panelled bath, telephone handset shower, drench worktop, shower, vanity unit, low flush wc, chrome towel rail, pvc panelled walls, recessed lighting.

## Bedroom

9'5" x 10'4" (2.89 x 3.16)

Double panelled radiator.

## Bedroom

9'5" x 13'10" (2.88 x 4.23)

Double panelled radiator.

## Bedroom

10'11" x 6'9" (3.34 x 2.06)

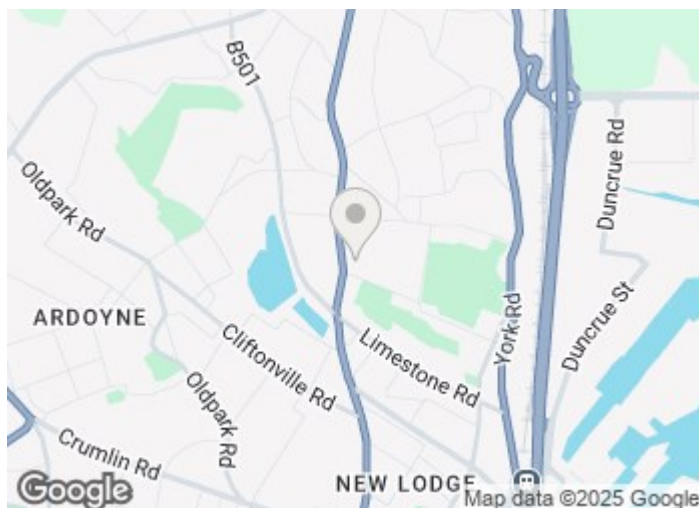
Double panelled radiator, built-in storage, worcester gas boiler.

## Detached Garage

Plumbed for washing machine, bowl 1/2 half stainless steel sink unit, low level units, formica

## Outside

Hard landscaped rear garden, coal bunker, outside tap. Off Street car parking.



## 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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