



Duncoole Park,

**Price £132,500**



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# Duncoole Park, Belfast

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Reeds Rains present for sale this extended Semi Detached home located in a much sought after area of North Belfast. This property comprises of spacious entrance hall with Study / Office area if desired, an open plan lounge and family dining room and fitted kitchen. The first floor is complete with three bedrooms and stylish bathroom suite. Further benefits include gas central heating and double glazed windows. Externally this semi detached home boasts off street parking and an enclosed rear garden with views towards Cavehill. Early viewing recommended!

## ENTRANCE HALL

Welcoming entrance hall with understairs storage area with gas boiler. An additional open plan space that may be used for home office. Complete with laminate wood strip flooring.

## LOUNGE OPEN TO:

6.45m x 3.15m (21'2" x 10'4")

This spacious open plan area offers ideal dining or lounge space with large window aspect to the front of the property. Open plane to the extended family area.

## FAMILY AREA

3.12m x 3.15m (10'3" x 10'4")

Complete with upvc double doors to the rear garden. Laminate flooring. Complete with laminate flooring.

## FITTED KITCHEN

3.76m x 2.87m (12'4" x 9'5")

Range of matching high and low level units with complimentary worktop surfaces. Single drainer stainless steel sink unit, double oven and ceramic hob, integrated dishwasher, integrated fridge/freezer housing, tiled walls and flooring and recessed lighting. Access to rear hall plumbed for white goods and further access to rear garden.



For full EPC please contact the branch

## STAIRS TO FIRST FLOOR LANDING

### MASTER BEDROOM

3.18m x 3.18m (10'5" x 10'5")

Excellent views to the rear of the property and towards Cavehill.

### BEDROOM TWO

3.18m x 2.57m (10'5" x 8'5")

Range of mirrored slider robes.

### BEDROOM THREE

2.92m x 2.13m (9'7" x 7'0")

Excellent views to the rear of the property and towards Cavehill.

### BATHROOM SUITE

Stylish and modern suite comprising upvc panel bath with mains shower overhead, low flush WC and white sink recessed with vanity unit beneath. Chrome heated towel rail. Upvc ceiling and low voltage recessed spotlights. Laminate effect tiled flooring.

### FLOORED ROOFSpace

Floored roofspace with electric light and power. Plumbed with radiator.

### EXTERNALLY

### OFF STREET PARKING

Tarmac driveway offering ample off street parking.

### ENCLOSED REAR GARDEN

Spacious rear garden with tiered aspect offering paved and decked patio areas with views towards Cavehill. Outside Tap.



