



Dundela Avenue,

**Offers in the region of
£299,950**



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Dundela Avenue, Belfast

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We are delighted to present to the open market this attractive red brick bay fronted detached villa. This late Victorian property has been well maintained throughout, with many of its original features having been retained. Internally the bright and well proportioned accommodation comprises three generous bedrooms, three reception rooms all with original fireplaces, family bathroom with white suite and fitted kitchen. Additionally the property benefits from a shower room with modern white suite, gas central heating and uPVC double glazed window frames.. Externally there is a driveway to ample car parking for 2/3 cars and enclosed low maintenance garden to rear. The property is ideally positioned within this highly regarded residential location. Within a short stroll of Belmont Road and its wide range of amenities to include popular restaurants and coffee shops. Some of the provinces leading schools and public transport links for city commuting via both road and rail are also within walking distance. Rarely would a property of this style and calibre present itself to the open market, in this location. In order to appreciate the many quality attributes on offer, early internal appraisal is strongly recommended.

ACCOMMODATION

Front Door to entrance porch with original tiled floor, inner front door with glazed and leaded inset and side panel to reception hall, exposed timber floor, cornice work, picture rail, under stairs storage

DRAWING ROOM

5.11m x 3.58m (16'9" x 11'9")

Original black cast iron fireplace with tiled inset, slate hearth and period cast iron fender, exposed timber floor, picture rail, cornice work, bay window

LIVING ROOM

5.00m x 3.56m (16'5" x 11'8")

Original fireplace with cast iron inset and slate hearth, picture rail, cornice work, bay window. Archway to Dining Room

DINING ROOM

3.28m x 3.15m (10'9" x 10'4")

Black cast iron fireplace, picture rail

FITTED KITCHEN

3.68m x 3.18m (12'1" x 10'5")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units

with laminate work surfaces, glazed display cabinets, brick effect tiled splash back, concealed lighting, ceramic tiled floor, double built in oven and four ring gas hob, extractor fan, pelmet lighting, exposed limed beams on ceiling

FIRST FLOOR

Original staircase and newel posts to first floor: Half landing with stained glass and leaded window

LANDING

Cornice work and corbels, Airing cupboard

SHOWER ROOM

Modern white suite, built in shower pod with body jets and over drencher, built in speaker/radio system and lighting and hands free phone connection. Pedestal wash hand basin with tiled splash back, dual flush close coupled WC, picture rail, tongue and groove ceiling, slingsby ladder to roof space

BEDROOM ONE

5.23m x 3.81m (17'2" x 12'6")

Original black cast iron fireplace with slate hearth, bay window, picture rail, cornice work

BEDROOM TWO

4.09m x 3.58m (13'5" x 11'9")

Original black cast iron fireplace, bay window, cornice work, picture rail

BEDROOM THREE

3.81m x 3.15m (12'6" x 10'4")

Original black cast iron fireplace, picture rail, cornice work

BATHROOM

White suite, original roll top bath and taps, pedestal wash hand basin with tiled splash back, picture rail, cornice work, exposed timber floor, original black cast iron fireplace, decorative plasterwork frieze

OUTSIDE

Enclosed low maintenance garden to rear, artificial grass, shrubs, outside light and tap, utility store with range of units, plumbed for washing machine, WC, wash hand basin, light and power Front garden in loose stones and shrubs Tarmac driveway to ample car parking for 2/3 cars



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	32 F	
1-20	G		