

simon**BRIEN**
RESIDENTIAL

31 Dunraven Park,
Belfast, BT5 5LF



Asking Price £135,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Two Bedroom Semi-Detached Villa
- Bright Lounge
- Fitted Kitchen Open To Dining Area
- Luxury Bathroom In White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Gardens To Front & Enclosed Southerly Aspect Patio To Rear
- Popular & Convenient Location
- Early Viewing Advised

SUMMARY

This superb semi-detached villa is situated in the heart of Bloomfield, close to a range of local amenities and easy public transport links to Belfast City Centre.

The current accommodation comprises of a bright lounge, fitted kitchen open to dining area, and small utility store off. On the first floor are two bedrooms, and luxury bathroom in white suite. It is further complimented by gas fired central heating, and uPVC double glazing. There is a small garden to the front, and enclosed patio garden to rear enjoying afternoon sunshine.

Demand has been high of recent in the Dunraven area, and we recommend early inspection. Please contact our East Belfast office to arrange a viewing on 028 9059 5555.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Wood laminate flooring.

LIVING ROOM:

11' 9" x 10' 1" (3.58m x 3.07m)

Wood laminate flooring.



**KITCHEN WITH CASUAL DINING AREA:
12' 10" x 8' 9" (3.91m x 2.67m)**

Full range of high and low level units, recess for cooker, plumbed for washing machine, plumbed for dishwasher, stainless steel single drainer sink unit with mixer taps, ceramic tiled floor, stainless steel eye level oven, under stairs storage.



FIRST FLOOR



**BEDROOM (1):
10' 1" x 9' 0" (3.07m x 2.74m)**

BEDROOM (2):
8' 5" x 6' 6" (2.57m x 1.98m)



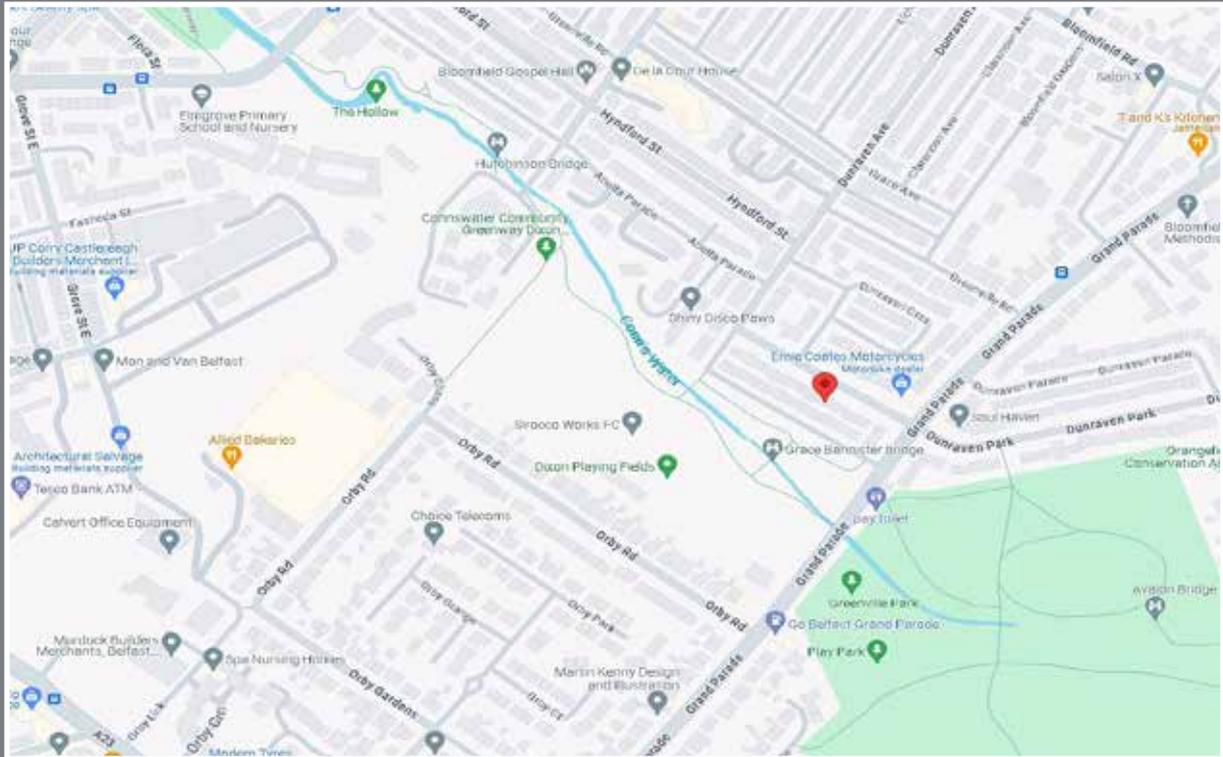
BATHROOM:
White suite comprising: Panelled bath with mixer taps, shower cubicle with thermostatic shower and overhead rain shower, low flush WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, chrome towel radiator.



OUTSIDE
Enclosed South facing yard area to rear.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/24/AN



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

EPC REF: 9868-3033-5209-5154-8204

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