

101 Dunlambert Drive, Belfast, BT15 3NG

For Sale
Offers Over
£270,000

This is a highly impressive detached villa situated in a quiet and highly regarded residential area of North Belfast which experiences strong demand. The property offers bright, spacious family accommodation which is presented to an exacting standard throughout by our clients who have spent endless time, effort and expense in creating an outstanding modern family home. This is a home we can recommend with utmost confidence and advise early viewing.



Energy Efficiency Rating E.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

- Detached villa in a highly regarded residential area
- 3 Bedrooms
- 2 Separate reception rooms
- Modern fitted kitchen with built-in appliances, open plan to dining area
- Bathroom with modern white suite
- Double glazing in uPVC frames
- Phoenix gas central heating
- Room in roofspace with access (no building control or planning permission)
- Highest presentation throughout
- Garage (17' 7" x 9' 4")



The property comprises of

GROUND FLOOR

RECEPTION HALL Composite front door, laminate wood flooring, understair storage.

LOUNGE 13' 6" x 13' 0" (4.11m x 3.96m)
(Into bay) Polished wood flooring, dimmer switch, corning.

DINING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)
Polished wood flooring, dimmer switch.

KITCHEN 18' 2" x 11' 3" (5.54m x 3.43m)
Built-in units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, extractor fan, plumbed for dishwasher and washing machine, laminate wood flooring, uPVC ceiling, downlighters. Casual dining area.

FIRST FLOOR LANDING

BEDROOM (1) 13' 0" x 11' 0" (3.96m x 3.35m)
Laminate wood flooring, view of Cavehill.

BEDROOM (2) 11' 5" x 10' 10" (3.48m x 3.3m)
Laminate wood flooring, built-in sliderobes.

BEDROOM (3) 9' 4" x 8' 0" (2.84m x 2.44m)
Laminate wood flooring, built-in cupboard.

BATHROOM Modern white suite comprising of panelled bath with mixer tap, controlled shower unit and screen, low flush WC, pedestal wash hand basin, heated towel rail, extractor fan, uPVC ceiling, downlighters.

SECOND FLOOR (No building control or planning permission) Fixed staircase to room in roofspace, Velux window.

OUTSIDE

Front in paving.

Rear in lawn, plants, trees and shrubs, paved patio area, uPVC fascia and rain water goods. Boiler house with gas boiler.

GARAGE 17' 7" x 9' 4" (5.36m x 2.84m)
Up and over door, light and power.











101 Dunlambert Drive, Belfast

McMillan

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Honesty Integrity Respect

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

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Please
call in or
contact us
for any
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