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11 Dunraven Crescent

Belfast
BT5 5LE

Offers In Region Of £119,950

11 DUNRAVEN CRESCENT, BT5 5LE

- **Superb Semi Detached Home**
- **Two Bedrooms**
- **Lounge**
- **Kitchen With Breakfast Area**
- **Bathroom With Matching Suite**
- **Enclosed Rear Yard**
- **Gas Fired Central Heating & Double Glazed Windows**
- **Convenient Location Close To Local Amenities And Public Transport Links**

This property is located in a highly popular residential area between the Castlereagh and Upper Newtownards Road's, just off Grand Parade.

This style of property is traditionally very popular with adaptable accommodation to suit a variety of tenants.

The accommodation comprises of a through lounge/dining room, fitted kitchen, two bedrooms and bathroom at first floor level.

There is also an enclosed yard to the rear.

Furthermore, the property benefits from gas fired central heating and double glazed windows.

In good condition and tastefully decorated throughout, we would recommend viewing to appreciate the full potential of this property.

PROPERTY COMPRISES

uPVC entrance door with glazed panels, leading to entrance hall.

ENTRANCE HALL Stairs to first floor.

LOUNGE 12' 2" x 10' 4" (3.71m x 3.15m) Sanded and varnished floorboards, sliding door to...

KITCHEN WITH DINING AREA 13' 0" x 8' 9" (3.96m x 2.67m) Gas fired boiler, range of fitted high and low level units with granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, tiled splash back, integrated 4 ring hob, integrated under oven, concealed extractor fan, uPVC door with glazed panels, under stairs storage cupboard.



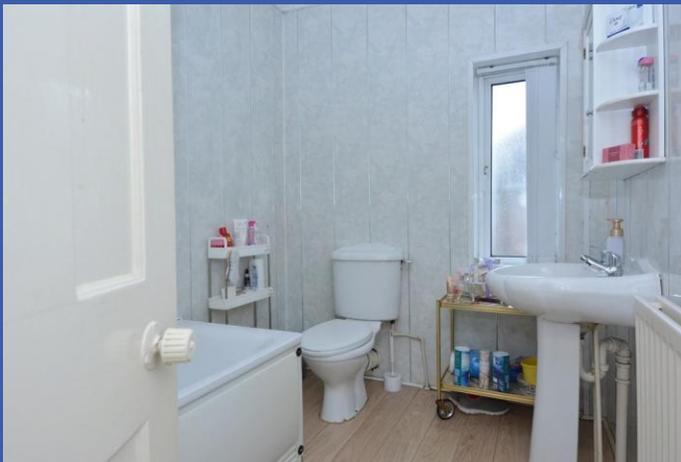
FIRST FLOOR LANDING

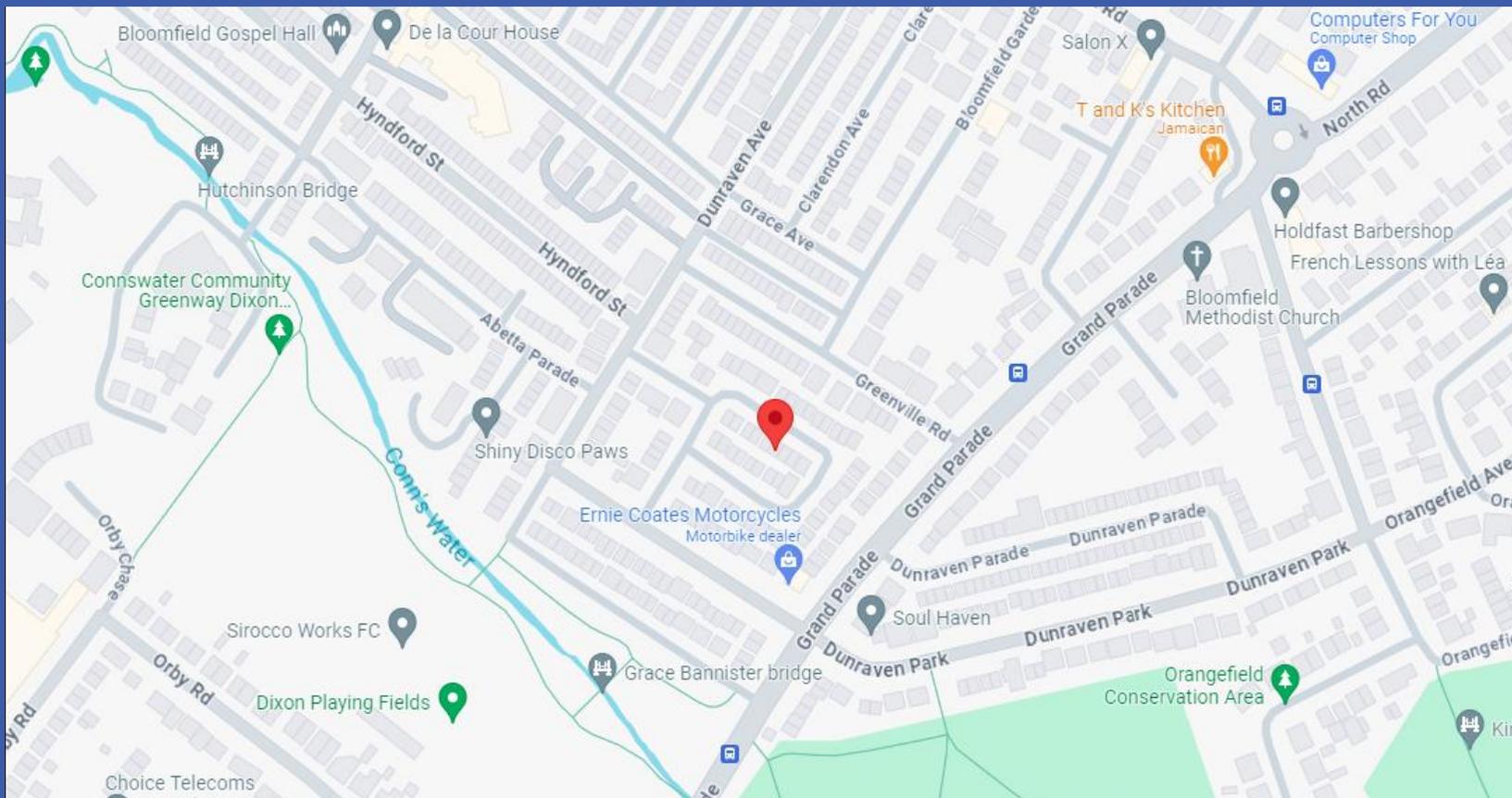
BEDROOM 11' 4" x 6' 3" (3.45m x 1.91m)

BEDROOM 10' 4" x 9' 7" (3.15m x 2.92m) Built in wardrobe.

BATHROOM Suite comprising of a bath with shower, pedestal wash hand basin, low flush WC, uPVC panelled walls.

OUTSIDE Enclosed rear yard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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