



ULSTER PROPERTY SALES

# UPS

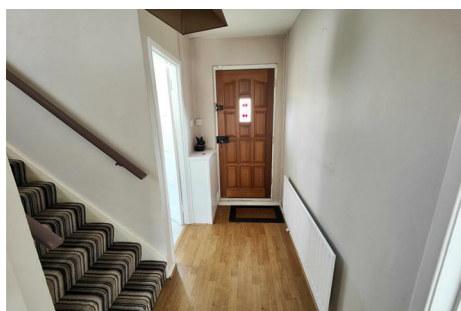
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 71 Sunningdale Park , Belfast, BT14 6RX

**Offers Around £200,000**

Spacious Red Brick Semi Detached Villa in Quiet Cul De Sac Location.

Holding a quiet cul de sac location within this highly regarded and sought after location this attractive red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2 reception rooms with lounge into bay with patio doors to garden, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, gas fired central heating, downstairs furnished cloakroom and has been maintained over the years to an excellent standard. An attached garage and private gardens with southerly aspect to rear combines with a most convenient location with excellent local amenities all within walking distance to make this an opportunity not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	68	72
EU Directive 2002/91/EC		

# 71 Sunningdale Park

, Belfast, BT14 6RX



- Attractive Red Brick Semi Detached Villa
- Upvc Double Glazed Windows
- Classic White Bathroom Suite
- Southerly Private Gardens
- Cul De Sac Position
- Gas Central Heating
- Downstairs Furnished Cloakroom
- 3 Bedrooms 2 Reception Rooms
- Fitted Kitchen
- Attached Garage

### Entrance Hall

Mahogany entrance door, panelled radiator, wood laminate floor.

### Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, half tiled walls, panelled radiator.

### Lounge into Bay

13'6" x 10'7" (4.14 x 3.25)  
Attractive fireplace, granite inset, wood strip floor, double panelled radiator.

### Dining Room

13'8" x 9'3" (4.19 x 2.82)  
Attractive fireplace, granite inset, uPvc double glazed patio doors, panelled radiator.

### Kitchen

8'3" x 8'0" (2.54 x 2.44)  
Bowl and a half single drainer stainless

steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, fridge/freezer space, tall larder, plumbed for washing machine, concealed gas boiler, partly tiled walls, ceramic tiled floor, feature hardwood rear door.

### First Floor

Landing, storage cupboard.

### Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, half tiled walls, panelled radiator.

### Bedroom

11'6" x 10'7" (3.51 x 3.23)  
Built-in robe, panelled radiator.

### Bedroom

13'8" x 10'0" (4.17 x 3.05)  
Panelled radiator.

### Bedroom

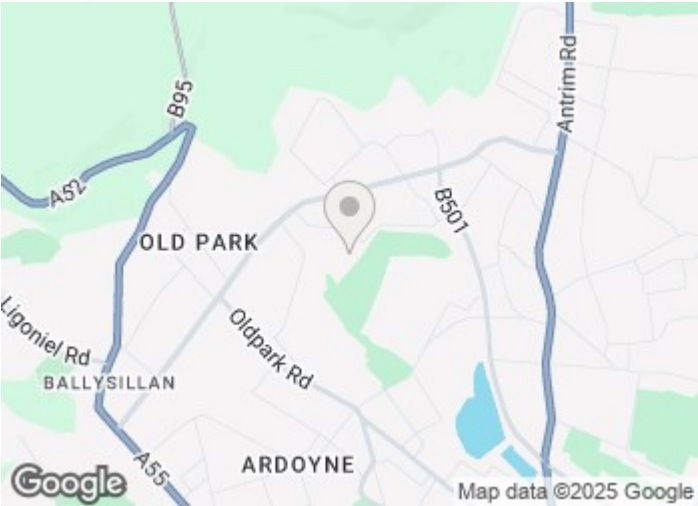
10'0" x 8'3" (3.05 x 2.54)  
Panelled radiator.

### Garage

18'7" x 9'1" (5.68 x 2.79)  
Up and over door, light and power. Driveway parking.

### Outside

Walled mature front garden in lawn and flower beds. Extensive rear garden with southernly aspect in lawn, paving, shrubs and flower beds. Superb patio area outside light and tap, garden shed.



### Directions





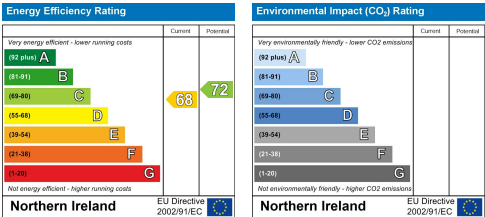
Floor Plan

71 Sunningdale Park, BELFAST, BT14 6RX



Total Area: 83.9 m² ... 903 ft² (excluding garage)  
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155
- BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270
- DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295
- MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
©Ulster Property Sales is a Registered Trademark