



28 Sunningdale Grove, Belfast

Offers In The Region Of £79,950

Highly Regarded and Sought After Location

Holding a prime position within this highly regarded and most popular development this is a superb opportunity to purchase a spacious town terrace. The spacious interior comprises 3 bedrooms, lounge, fitted kitchen with dining area and fully tiled white bathroom suite. The dwelling further offers gas central heating, pvc windows, pvc fascia and eaves and is ideally suited to the young family or first time buyer. Private gardens and superb potential combine with low outgoings and a most convenient location to make this a home not to be missed.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		62	74			60	75
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall

UPvc double glazed entrance door, panelled radiator.



Lounge 15'1 x 12'3 (4.60m x 3.73m)

Attractive hardwood fireplace, marble inset, gas fire, double panelled radiator.



Kitchen 13'5 x 8'6 (4.09m x 2.59m)

Single drainer stainless steel sink unit, range of high and low level units, cooker space, plumbed for washing machine, gas boiler, fridge/freezer space, panelled radiator.



First Floor



Bedroom 10'5 x 6'4 (3.18m x 1.93m)

Panelled radiator.



Bedroom 9'0 x 14'3 (2.74m x 4.34m)

Panelled radiator.



Bedroom 9'0 x 9'11 (2.74m x 3.02m)

Hot press / copper cylinder.



Bathroom

Disabled shower comprising shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush wc, fully tiled walls, panelled radiator.



Outside

Gardens front and rear in lawns, shrubs and flowerbeds.

