



ULSTER PROPERTY SALES

# UPS

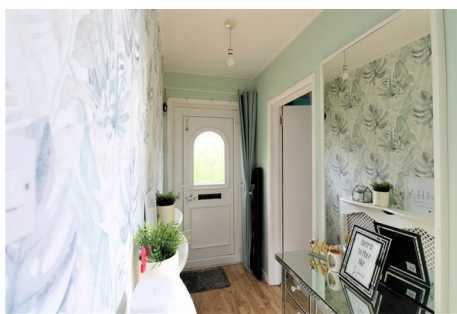
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 46 Duncoole Park , Belfast, BT14 8JT

Excellent Family Home Set In Highly Regarded Residential Location

An attractive red brick semi detached villa situated within this ever popular location. The interior comprises 3 bedrooms, lounge, fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating and is conveniently positioned to excellent shopping, leading schools and public transport all within walking distance.

Private gardens with garage potential subject to planning and a south facing rear garden make this a home worthy of your immediate attention.

### Offers In The Region Of £139,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
Northern Ireland		EU Directive 2002/91/EC

# 46 Duncoole Park

, Belfast, BT14 8JT



- Modernised Semi Detached Villa
- 3 Bedrooms
- Lounge
- Modern Fitted Kitchen
- Gas Fired Central Heating
- uPvc Double Glazed Windows
- White Bathroom Suite
- Private Rear Garden
- Close To Local Amenities

### Entrance Hall

uPvc double glazed entrance door, panelled radiator, wood laminate floor, under stairs storage, concealed gas boiler.

### Lounge

12'11" x 10'0" (3.96 x 3.05)  
Double panelled radiator, wood laminate floor.

### Kitchen

9'3" x 8'0" (2.84 x 2.46)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and hob,

plumbed for washing machine, under fridge space, double panelled radiator, uPvc double glazed rear door.

### Bathroom

Classic white suite with chrome fittings comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, double panelled radiator.

### First Floor

Landing, dry master.

### Bedroom

9'3" x 6'5" (2.84 x 1.98)  
Panelled radiator.

### Bedroom

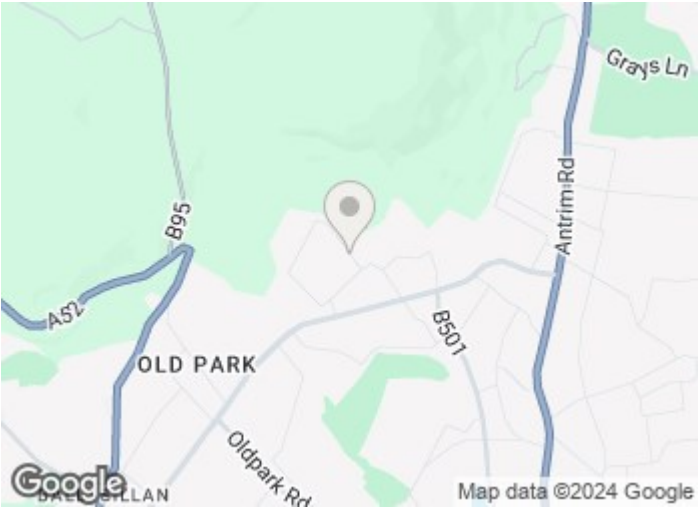
9'3" x 8'0" (2.84 x 2.44)  
Panelled radiator, built-in robe.

### Bedroom

10'0" x 9'10" (3.07 x 3.02)  
Panelled radiator.

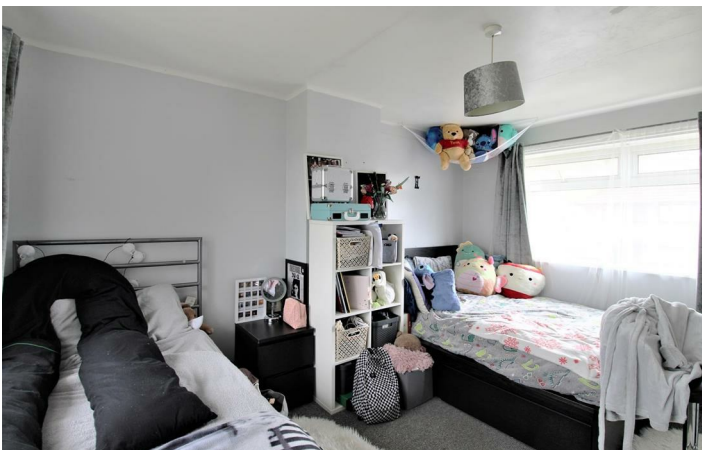
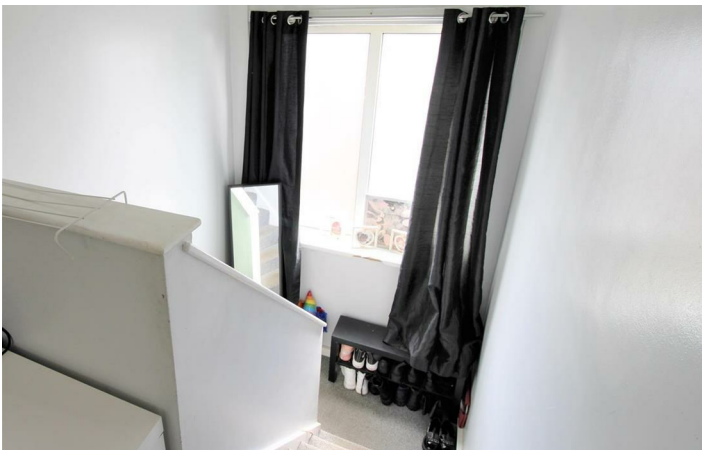
### Outside

Front garden, heavily screened rear garden, driveway.



### Directions





Floor Plan

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.

