



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



40 Sunningdale Park North , Belfast, BT14 6RZ

**Offers In The Region Of
£235,000**

Charming Period Detached Residence Set Within This Highly Regarded Residential Location

A beautiful maintained example of a fine period detached residence holding a prime site within this most admired residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen with informal dining and modern white bathroom suite. The dwelling further offers spacious entrance hall with picture window to landing, oil fired central heating and retains period character throughout.

Mature private gardens with detached garage and the perfect location with leading schools, public parks, Cavehill Tennis Club, Fortwilliam Golf Club, excellent shopping and public transport all within walking distance this property offers the opportunity to put ones own stamp on in this highly regarded location.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | 55 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

40 Sunningdale Park North

, Belfast, BT14 6RZ



- Charming Red Brick Period Detached Residence
- Fitted Kitchen With Informal Dining
- Private Mature Gardens
- 3 Bedrooms 2 Reception rooms
- Modern White Bathroom Suite
- Highly Regarded Location
- Oil Fired Central Heating
- Detached Garage

Entrance Hall

Hardwood front door, double panelled radiator, understairs storage.

Lounge

13'4" x 12'7" (4.07 x 3.85)
Original fireplace surround, double panelled radiator.

Living Room

12'7" x 11'3" (3.85 x 3.45)
Tiled fireplace, panelled radiator.

Kitchen

15'4" x 8'7" (4.68 x 2.63)
Stainless steel sink unit with drainer, extensive range of high and low level units, formica worktops, cooker space, fridge freezer space, built-in

storage cupboards, breakfast bar, tiled splash back, double panelled radiator, Lvf flooring, hardwood rear door.

First Floor

Landing, picture window, panelled radiator, access to roofspace.

Bedroom

9'2" x 8'5" (2.81 x 2.59)
Panelled radiator.

Bedroom

12'0" x 11'10" (3.67 x 3.63)
Double panelled radiator.

Bedroom

12'8" x 14'0" (3.87 x 4.28)
Built-in bedroom furniture, double panelled radiator.

Bathroom

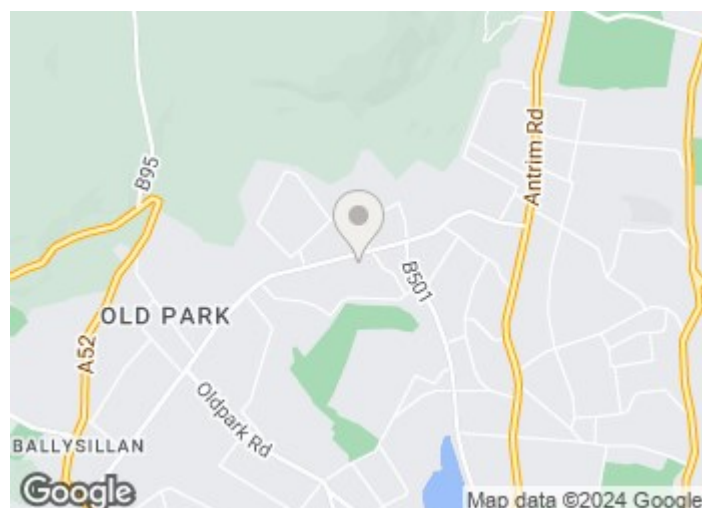
Modern white suite comprising walk-in shower cubicle with drop down seat, thermostatically controlled shower unit, vanity unit, low flush WC, hot press storage, pvc panelled walls walls, panelled radiator, Lvf flooring.

Detached Garage

18'4" x 9'5" (5.60 x 2.89)
Up and over door, plumbed for washing machine.

Outside

Front and rear in lawns, mature hedging, raised flower beds and shrubs, hard landscaped patio to rear, oil tank, outside light and tap.



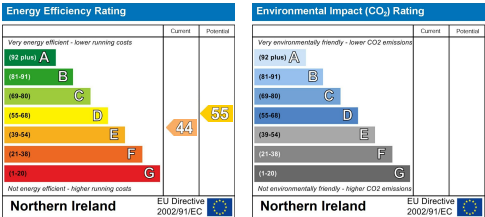
Directions



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.



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|--|---------------------------------------|--|-------------------------------------|---|
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