



ULSTER PROPERTY SALES

# UPS

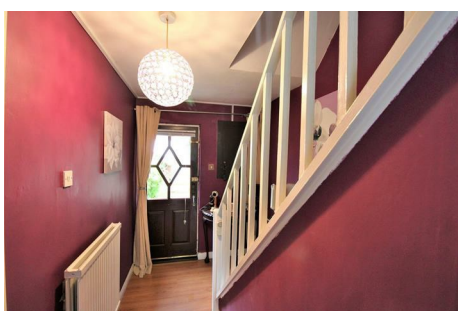
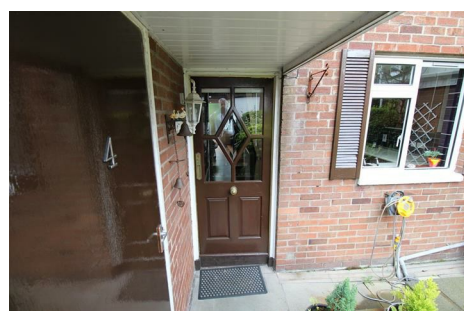
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 Sunningdale Green , Belfast, BT14 6SS

### Offers In The Region Of £98,500

Superb Red Brick Town Terrace Holding A Quiet Cul De Sac Location Within This Most Sought After Residential Location.

Holding a quiet cul-de-sac position situated just off this most popular section of the Ballysillan Road, this town terrace property offers an deal opportunity for a first time buyer or investor like. The spacious interior comprises 3 bedrooms, excellent lounge with patio door to garden, fitted kitchen with dining area and modern white bathroom suite complete with electric shower. The dwelling further benefits from PVC windows, oil fired central heating and has been maintained to an excellent standard over the years. Private rear patio garden and the most convenient location with leading schools, public transport, parks and excellent local shopping all within walking distance make this an opportunity not to be missed.

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>		69
(55-68) <b>D</b>	53	
(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		

## 4 Sunningdale Green , Belfast, BT14 6SS



- Red Brick Town Terrace
- 3 Bedrooms Spacious Lounge
- Oil Fired Central Heating
- Pvc Windows
- Modern White Bathroom
- Kitchen with Dining Area
- Private Patio Gardens
- Cul De Sac Location

### Entrance Hall

Mahogany entrance door, wood laminate floor, panelled radiator, under stair storage

### Kitchen

13'5" x 12'10" (4.11 x 3.92)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer, plumbed for a washing machine, partly tiled walls:

Dining area, panelled radiator.

### Lounge

15'1" x 12'10" (4.60 x 3.92)  
Tiled fireplace, wood laminate floor, panelled radiator, Upvc double glazed rear door.

### First Floor

Landing

### Bedroom

10'7" x 6'4" (3.24 x 1.94)  
Panelled radiator

### Bedroom

14'2" x 8'10" (4.34 x 2.70)  
Built-in robe, panelled radiator

### Bedroom

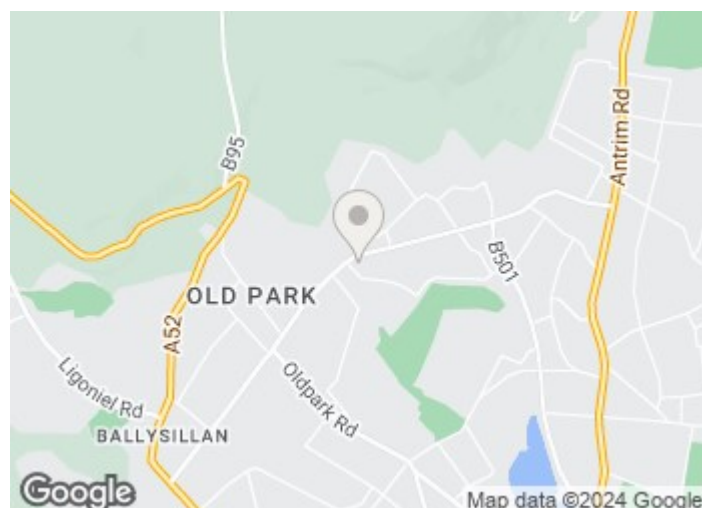
10'3" x 8'8" (3.13 x 2.66)  
Built-in robe, panelled radiator

### Bathroom

Modern white suite comprising shower quadrant with electric telephone hand shower. vanity unit, low flush Wc, Pvc panelled walls, chrome towel rail radiator.

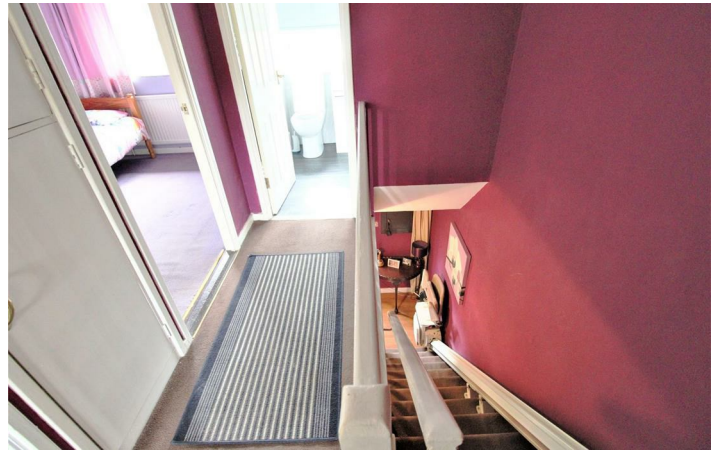
### Outside

Patio gardens front and rear with mature shrubs and flower bedrooms. oil fired central heating boiler, garden shed.



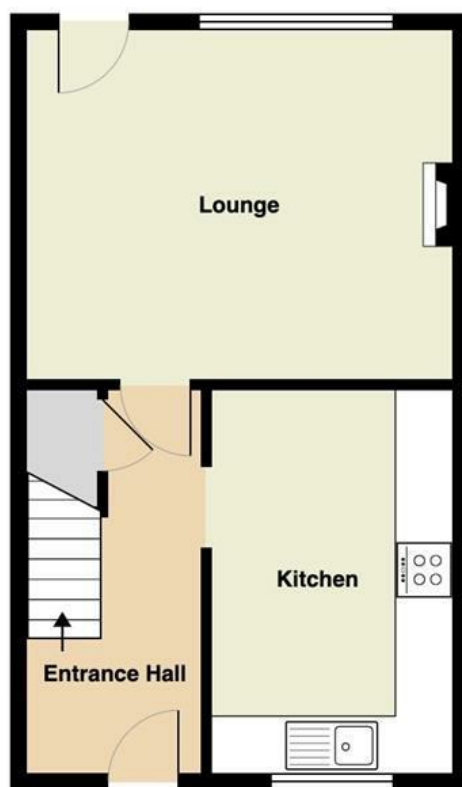
### Directions



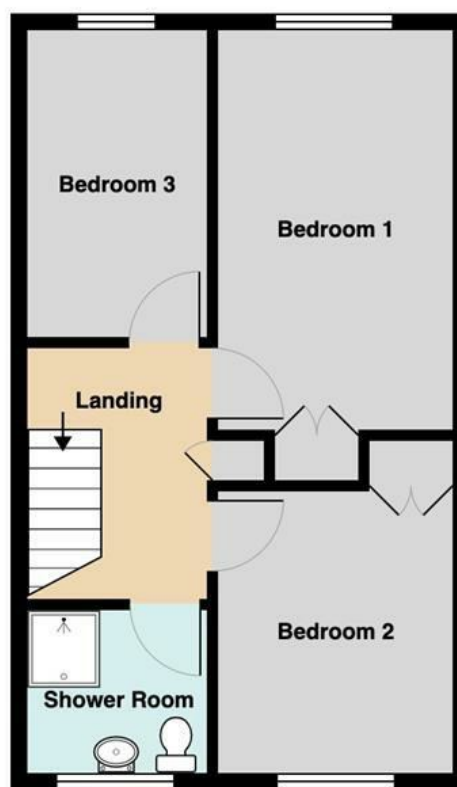


## Floor Plan

4 Sunningdale Green, BELFAST, BT14 6SS



Ground Floor

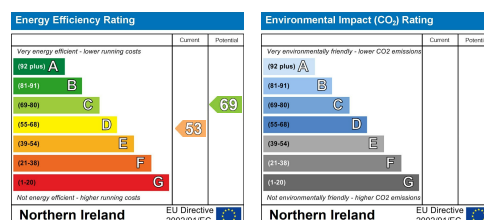


First Floor

Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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