



44 Duncoole Park , Belfast, BT14 8JT

**Offers In The Region Of
£159,950**

Handsome Extended Red Brick Semi Detached Villa Holding A Prime Residential Location With Views Of Cavehill

A fabulous opportunity to purchase an extended red brick semi detached villa holding a prime position within this most admired residential location. With one careful owner from new the beautifully maintained interior comprises 3 bedrooms, extended spacious lounge with open plan dining, fitted kitchen and bathroom in coloured suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves, replacement rainwater goods, excellent range of built-in robes to principal bedroom and wood laminate and ceramic floor coverings.

Private south facing rear garden combines with the perfect location with leading schools, public transport, Cavehill Country Park and excellent shopping all within walking distance and the City only a short distance away.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	70
EU Directive 2002/91/EC			

44 Duncoole Park

, Belfast, BT14 8JT



- Handsome Extended Red Brick Semi Detached Villa
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Replacement Rain Water Goods
- Highly Regarded Residential Location
- Fitted Kitchen Coloured Bathroom Suite
- Pvc Facia And Eves
- One Careful Owner From New
- Gas Fired Central Heating
- South Facing Rear Garden

Entrance Hall

Pvc double glazed entrance door, panelled radiator, under stairs cloaks, gas boiler, tumble dryer space.

Bathroom

Coloured suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush Wc, partly tiled walls, panelled radiator.

Lounge

13'5" x 9'9" (4.10 x 2.98)
Attractive hard wood fireplace marble inset with gas fire, wood laminate floor, fireplace, panelled radiators.

Extended Dining Room

14'0" x 9'9" (4.28 x 2.98)
Wood laminate floor, panelled radiator, hardwood glazed rear door.

Kitchen

10'1" x 8'10" (3.09 x 2.71)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, extractor fan, tall larder, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing

Bedroom

9'9" x 8'8" (2.98 x 2.65)
Panelled radiator.

Bedroom

14'0" x 8'9" (4.27 x 2.67)
Full range of built-in robes, cupboards above, panelled radiator

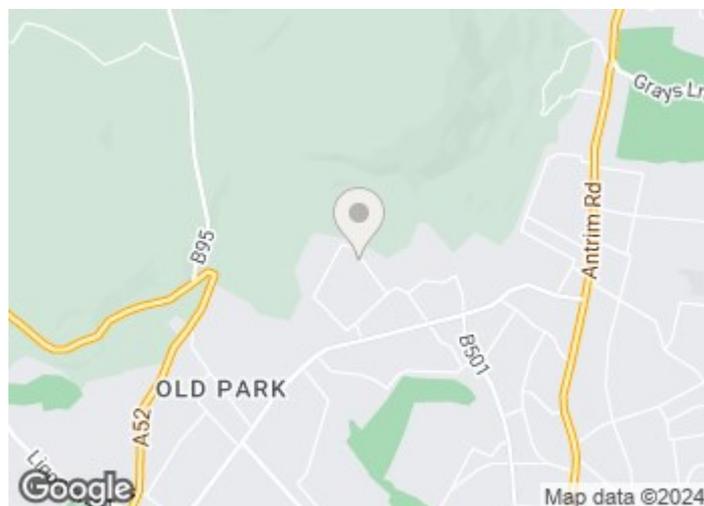
Bedroom

10'0" x 7'4" (3.07 x 2.24)
Panelled radiator.

Outside

Mature gardens front and south facing rear in lawns shrubs and flower beds.
Driveway, garden shed.

Outside tap.



Directions

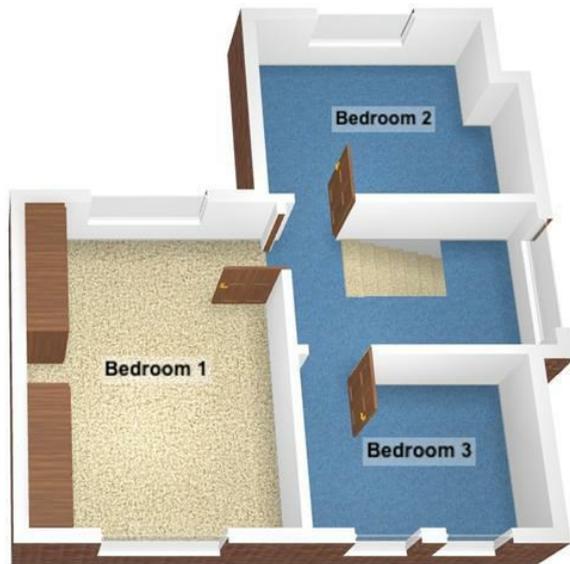


Floor Plan

44 Duncoole Park, BELFAST, BT14 8JT



Ground Floor



First Floor

Total Area: 82.9 m² ... 893 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	70		

Northern Ireland EU Directive 2002/91/EC

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