



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 3 Duneden Park , Belfast, BT14 7NE

**Offers Over £90,000**

Superb Extended Town Terrace Set Within This Most Popular Section Of The Ardoyne.

Holding a prime position in Ardoyne moments from the many amenities of the Crumlin Road and within easy reach of the City Centre this bright town terrace is ideally suited to the first time buyer or investor alike. The extended accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen and contemporary fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and has benefited from an NIHE Enveloping Scheme in past years. Offering brick paver off street car parking this "ready to move into" property is ideally positioned to the many excellent local amenities, short commute to the city centre and is ideally suited to the first time buyer or investor alike - Early Viewing is highly recommended.

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

## 3 Duneden Park , Belfast, BT14 7NE



- Superb Extended Town Terrace
- 2 Bedrooms, Through Lounge Into Bay
- Archway To Living Area
- Modern Fitted Kitchen
- Fully Tiled White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Brick Paver Off Street Parking
- Moments From Crumlin Road
- Popular Ardoyne Location

### Entrance Hall

Upvc double glazed entrance door, Lvf flooring.

### Lounge Into Bay

20'0" x 13'0" into bay (6.12 x 3.98 into bay)

Wood laminate floor, attractive fireplace, double panelled radiator.

Archway to:

### Living Area

Wood laminate floor, understairs storage, panelled radiator.

### Kitchen

11'8" x 5'10" (3.57 x 1.79)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktop, free standing cooker, integrated extractor fan, plumbed for washing machine, fridge/freezer space, partially tiled walls, Lvf flooring, hardwood rear door.

### First Floor

Landing, access to roofspace.

### Bedroom

10'8" x 7'10" at widest (3.26 x 2.40 at widest)

Wood laminate floor, panelled radiator.

### Bedroom

11'10" x 10'2" (3.63 x 3.11)

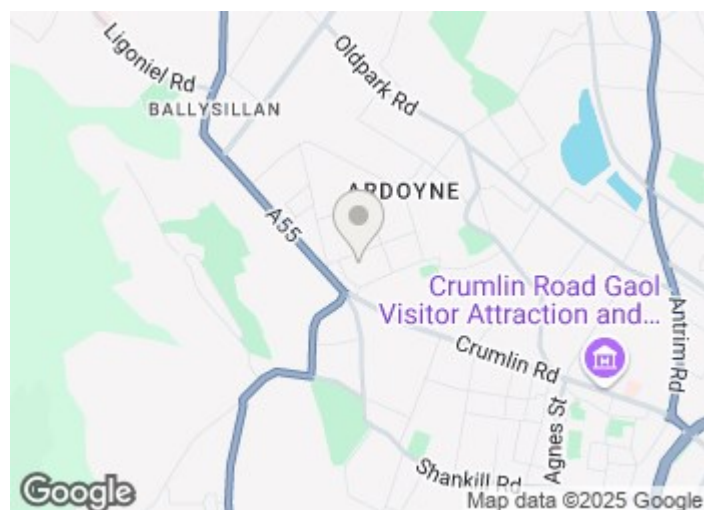
Wood laminate floor, built-in storage, panelled radiator.

### Bathroom

Fully tiled modern white suite comprising shower cubicle, drench style electric shower, pedestal wash hand basin, low flush WC, panelled radiator.

### Outside

Gardens to front in brick pavers with carparking via Victorian style gates, vertical panel fencing. Rear yard with covered storage, pvc oil tank boiler house, outside tap.



### Directions





Floor Plan

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