



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 Dunmore Drive , Belfast, BT15 3GN

Offers Over £199,950

Fantastic Opportunity To Purchase A Beautifully Presented Red Brick Semi Detached Villa Holding A Prime Cul De Sac Position.

Holding a prime cul de sac position with leading schools, shopping and public transport close at hand and the City Centre just a short commute this superb red brick semi detached villa has been refurbished creating a family home which will have immediate appeal. The interior comprises 3 bedrooms, lounge with media wall, dining room, modern fitted kitchen and recently installed luxury white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves, and has benefited from a programme of improvements over past years. A delightful private rear garden, matching detached garage with electric up and over door combines with this most popular and sought after location to make this the perfect family home - Early Viewing is highly recommended.

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	57	62
		EU Directive 2002/91/EC

8 Dunmore Drive

, Belfast, BT15 3GN



- Beautifully Presented Red Brick Semi Detached Villa
- 3 Bedrooms 2 Receptions
- Modern Fitted Kitchen
- Luxury White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Pvc Fascia, Eaves, New Rainwater Goods
- Detached Garage
- Private Rear Gardens
- Superb Cul-De-Sac Position Close To The City

Entrance Hall

Pvc entrance door, wood laminate floor, panelled radiator.

Archway to:

Lounge

14'8" x 12'11" at widest (4.49 x 3.96 at widest)
Media wall, wood laminate floor, 2x double panelled radiator.

Dining Room

9'4" x 9'3" (2.87 x 2.83)
Wood laminate floor, double panelled radiator.

Archway to:

Kitchen

8'6" x 7'8" (2.60 x 2.36)
Stainless steel sink unit, range of high

and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, double panelled radiator, wood laminate floor, recessed lighting, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled luxury white bathroom suite comprising panelled bath, drench style thermostatic controlled shower, telephone handset, pedestal wash hand basin, low flush wc, ceramic tiled floor, double panelled radiator, smart mirror.

Bedroom

9'10" x 9'9" (3.00 x 2.98)
Double panelled radiator.

Bedroom

14'2" x 9'4" (4.32 x 2.85)
Panelled radiator.

Bedroom

11'9" x 6'7" (3.60 x 2.03)
Built-in storage, concealed gas boiler, panelled radiator.

Roofspace Storage

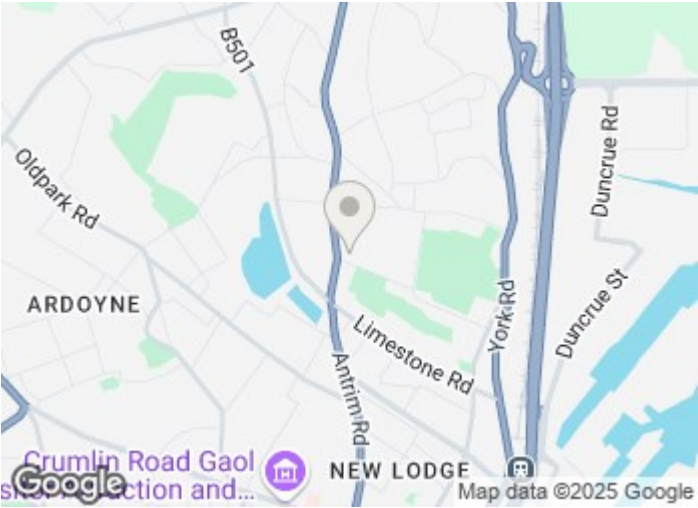
15'3" x 11'0" (4.67 x 3.37)
Under eaves storage.

Garage

16'10" x 9'2" (5.14 x 2.81)
Electric roller shutter door, plumbed for washing machine.

Outside

Front garden in mature lawn with driveway. Rear in concrete pavers, mature lawn and hedging, outside light and tap.



Directions



Floor Plan

8 Dunmore Drive, BELFAST, BT15 3GN

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Ground Floor

First Floor

Total Area: 68.9 m² ... 742 ft² (excluding garage)

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
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	(1-20) G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
		57	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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