

## 199 Duncairn Gardens , Belfast, BT15 2GF

**Offers Over £189,950**

Superb Refurbished Period Town Terrace Holding A Most Convenient Antrim Road Location Minutes From The New University And City Centre Beyond.

Holding a prime position within this most popular and sought location moments from the many amenities of the Antrim Road and minutes from the new University and City Centre beyond this superb spacious refurbished period town terrace will have immediate appeal. The impressive interior comprises 4 bedrooms, lounge into bay with feature stone fireplace, living room, luxury integrated fitted kitchen with built in oven and hob, integrated fridge freezer, dish washer, microwave and twin contemporary white bathroom suite to first floor and modern shower room to second floor. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of quality ceramic and wood laminate floor coverings and has benefited from a programme of works in past years. To the rear is a private low maintenance "City" garden with excellent storage /utility. This impressive period home offers extensive "ready to move into" accommodation all approx 1 mile from the new University and City Centre beyond - Early Viewing is strongly recommended.

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>		
(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		
<b>Northern Ireland</b>		
		EU Directive 2002/91/EC

56

70



# 199 Duncairn Gardens

, Belfast, BT15 2GF



- Stunning Refurbished Period Town Terrace
- 4 Bedrooms 2 Receptions
- Luxury Integrated Fitted Kitchen
- Deluxe White Bathroom Suite
- Second Floor Shower Room
- Gas Central Heating
- Upvc Double Glazed Windows
- Low Maintenance "City" Garden
- Utility Storage
- Approx 1 Mile To New University

## Enclosed Entrance Porch

Composite double glazed entrance door, wood laminate floor, leaded window.

## Entrance Hall

Glazed vestibule door, wood laminate floor, double panelled radiator.

## Lounge

14'8" x 12'8" into bay (4.49 x 3.88 into bay)  
Feature stone fireplace with granite hearth, wood laminate floor, double panelled radiator.

## Living Room

11'3" x 12'1" (3.43 x 3.70)  
Ceramic tiled floor.

## Kitchen

11'10" x 7'10" (3.63 x 2.41)  
Single drainer style sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated fridge freezer, microwave,

dishwasher, partly tiled walls, ceramic tiled floor, understairs storage, hardwood glazed rear door.

## First Floor

Landing.

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower, vanity unit, low flush wc, tiled walls, ceramic tiled floor, built in storage, concealed gas boiler, recessed lighting, feature radiator.

## Bedroom

11'10" x 8'3" (3.62 x 2.53)  
Faux fireplacxe, panelled radiator.

## Bedroom

15'2" x 15'9" into bay (4.64 x 4.82 into bay)  
Panelled radiator.

## Second Floor

Landing.

## Shower Room

Fully tiled contemporary white suite comprising shower cubicle, thermostatically controlled drench style shower, vanity unit, low flush wc, tiled walls, ceramic tiled floor, access to roofspace, feature radiator.

## Bedroom

12'0" x 8'9" (3.68 x 2.67 )  
Panelled radiator.

## Bedroom

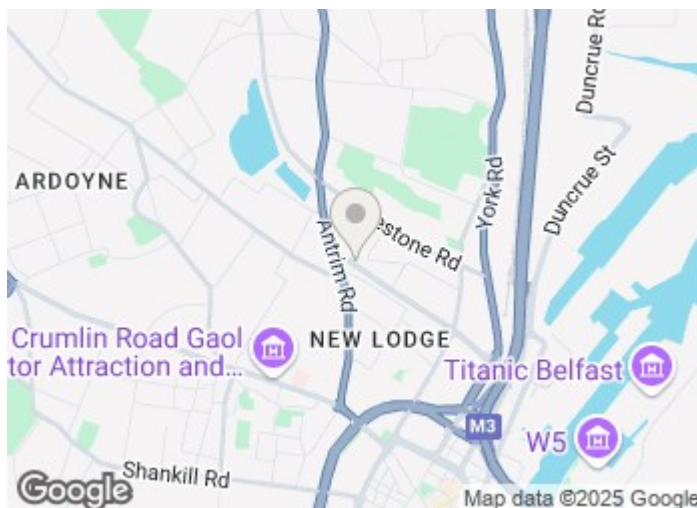
14'10" x 12'9" (4.53 x 3.90 )  
Feature marble fireplace, panelled radiator.

## Storage/Utility

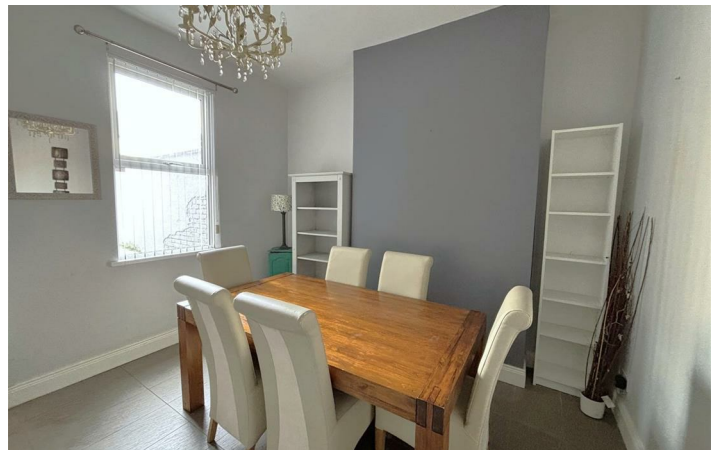
8'2" x 8'4" (2.49 x 2.55)  
Plumbed for washer/dryer.

## Outside

Elevated forecourt in pavers. Enclosed rear,outside tap, access to alleyway.



## Directions





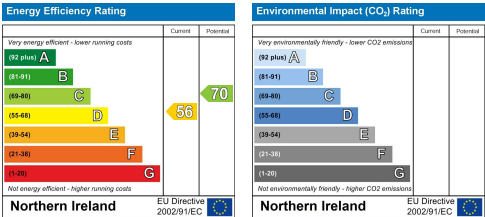
Floor Plan

199 Duncairn Gardens, BELFAST, BT15 2GF



Total Area: 119.0 m² ... 1281 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155
- BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270
- DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295
- MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
©Ulster Property Sales is a Registered Trademark