



ULSTER PROPERTY SALES

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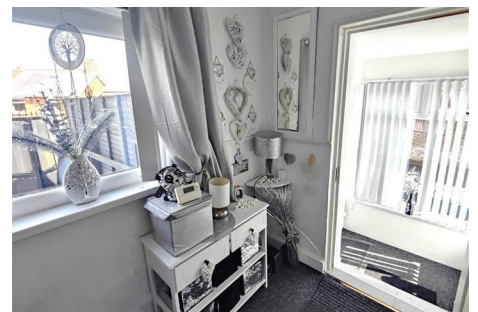
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 Duffield Park , Belfast, BT13 3QN

Offers Over £169,950

Exceptional Extended Semi Detached Villa Presented To "Show Home" Standards With Extensive Hard Landscaped Gardens Within This Most Popular Cul De Sac Location.

A exceptional extended semi detached villa holding a prime elevated position within this ever popular cul de sac location. The immaculately appointed interior comprises 3 bedrooms, through lounge, extended luxury fitted kitchen with vaulted ceiling and informal dining area, furnished cloakroom and deluxe white bathroom suite. The dwelling further offers recently installed gas central heating, uPvc double glazed windows and doors, pvc fascia, eaves and extensive use of quality wood laminate and ceramic floor coverings throughout. Extensive private hard landscaped gardens and this most popular cul de sac location just a short commute to the City Centre combines with the "show home" finish to make Early Viewing highly recommended of this much loved family home.

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		EU Directive 2002/91/EC

1 Duffield Park

, Belfast, BT13 3QN



- Exceptional Extended Semi Detached Villa
- Deluxe White Bathroom Suite
- Extensive Hard Landscaped Gardens
- Short Commute To The City
- 3 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Driveway Parking
- Extended Luxury Kitchen
- Gas Central Heating
- Most Poular Cul De Sac Location

Extended Entrance Porch

Pvc double glazed entrance door, outside light, Lvf flooring.

Entrance Hall

Double panelled radiator.

Furnished Cloakroom

Fully tiled deluxe white suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

Through Lounge

24'3" x 12'8" (7.40 x 3.88)

Double doors, electric wall mounted fire, Lvf flooring, double panelled radiator x 2.

Extended Kitchen

19'10" x 8'0" (6.06 x 2.44)

Composite bowl and a half single drainer sink unit, extensive range of high and low level units, formica worktops, tall larder, built-in high level oven/grill and

ceramic hob, glass splash back, stainless steel canopy extractor fan, feature radiator, fridge freezer space, plumbed for washing machine, recessed lighting, vaulted ceiling, velux window x 2, uPvc double glazed double doors to rear.

First Floor

Landing.

Bathroom

Fully tiled deluxe white bathroom suite comprising panelled bath, shower screen, thermostatically controlled drench style shower, telephone handset shower, chrome radiator, pvc ceiling, pedestal wash hand basin, low flush wc, Lvf flooring, built-in storage, concealed gas boiler.

Bedroom

12'0" x 12'3" (3.67 x 3.75)

Double panelled radiator.

Bedroom

7'11" x 9'0" (2.42 x 2.76)

Double panelled radiator.

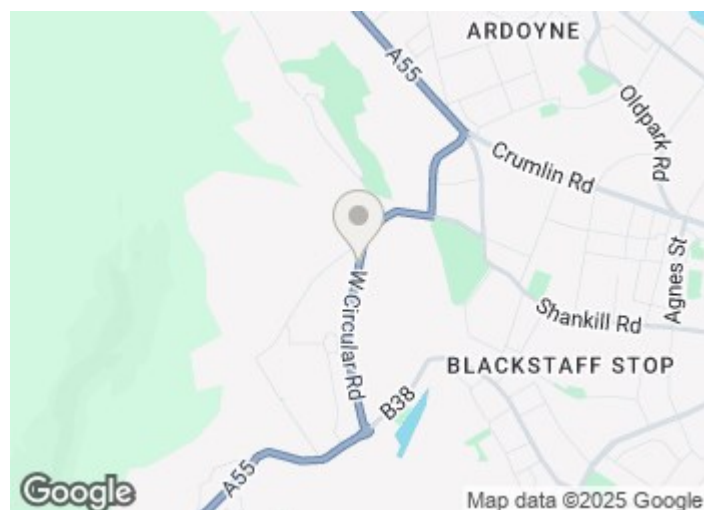
Bedroom

11'0" x 10'11" (3.36 x 3.34)

Double panelled radiator.

Outside

Hard landscaped front, side and rear gardens with artificial grass, stone chippings, concrete pavers, raised decking, garden shed, outside light & tap, Off street car parking via ornate gates.



Directions



Floor Plan

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.

