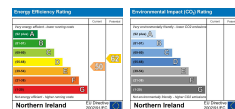




10 Dhu Varren Parade  
 Belfast, BT13 3FJ

Offers in the region of  
**£95,000**



# 10 Dhu Varren Parade

, Belfast, BT13 3FJ

Offers in the region of £95,000



An extended and well presented semi-detached villa situated in an area of high demand which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises entrance hall, bright reception, modern fitted kitchen, back hall, ground floor bathroom suite, first floor shower room and two bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from oil fired central heating and full uPVC double glazing.

Dhu Varren Parade is conveniently located close to many leading shops and amenities including Ballygomartin Tesco, Woodvale Park and a host of local traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just a short walk from the property.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with glass inset, wood laminate flooring, double panelled radiator, stairs leading to first floor

### Living Room 16'9" x 10'0" (5.13m x 3.07m)

Into bay, tiled fireplace and wooden surround with electric fire inset, wood laminate flooring, double panelled radiator, enclosed electricity meter

### Kitchen 13'1" x 8'8" (4.00m x 2.66m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, tiled flooring, double panelled radiator

### Back Hall

Under stair storage, tiled flooring, access to rear yard

## Downstairs Bathroom

Coloured bathroom suite including low flush WC, floor mounted wash hand basin and panelled bath, tiled flooring and walls, double panelled radiator

## First Floor

### Landing

Access to roof space

### First Floor Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing electric shower, tiled flooring and walls, double panelled radiator

### Front Bedroom 9'0" x 13'5" (2.76m x 4.10m)

Mirrored slide robes, wood laminate flooring, double panelled radiator

### Rear Bedroom 10'9" x 6'2" (3.30m x 1.89m)

Mirrored slide robes housing hot press, panelled radiator



## Outside

### Front

Brick privacy wall with metal entrance gate, paved yard

### Rear

Enclosed and fully paved yard, brick privacy wall and wood panelled fencing, enclosed oil boiler



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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