COLIN GRAHAM RESIDENTIAL

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95 Dunlambert Drive, Belfast, BT15 3NF

- Extended, Semi Detached Home
- Kitchen With Informal Dining Area
- Bathroom; White Four Piece Suite
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Garage/Workshop With Attached Store
- Convenient, Well Sought After Location

Offers Over £199,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor. Access to under stairs store.

LOUNGE 22'6" x 10'10" (wps)

Bay window to front elevation. Brick inglenook style fireplace with cast iron stove. Timber flooring. Glass panelled French doors leading to kitchen.

FAMILY ROOM 16'0" x 7'11"

Timber flooring. Double doors leading to:







KITCHEN WITH INFORMAL DINING AREA 14'1" x 14'0" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Colour coded 1.5 bowl sink unit. Integrated, ceramic hob with extractor hood over. Integrated oven. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

UTILITY HALL 6'11" x 6'4"

Work surface area. Plumbed and space for washing machine and dishwasher. Tiled floor. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Half panelling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 10'11" (wps)

Bay window to front elevation. Wood laminate floor covering.

BEDROOM 2 10'11" x 10'2"

Wood laminate floor covering.

BEDROOM 3 7'8" x 6'10" (wps)

Wood laminate floor covering.

BATHROOM

white, four piece suite comprising panelled corner bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

EXTERNAL

Double gates leading to private driveway area finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
External power points and outside tap.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, timber decking and range of plants, trees and shrubbery.





DETACHED GARAGE 15'5" x 9'0"

(Converted to workshop area). Glass panelled door leading to:

STORE ROOM 9'9" x 8'9"



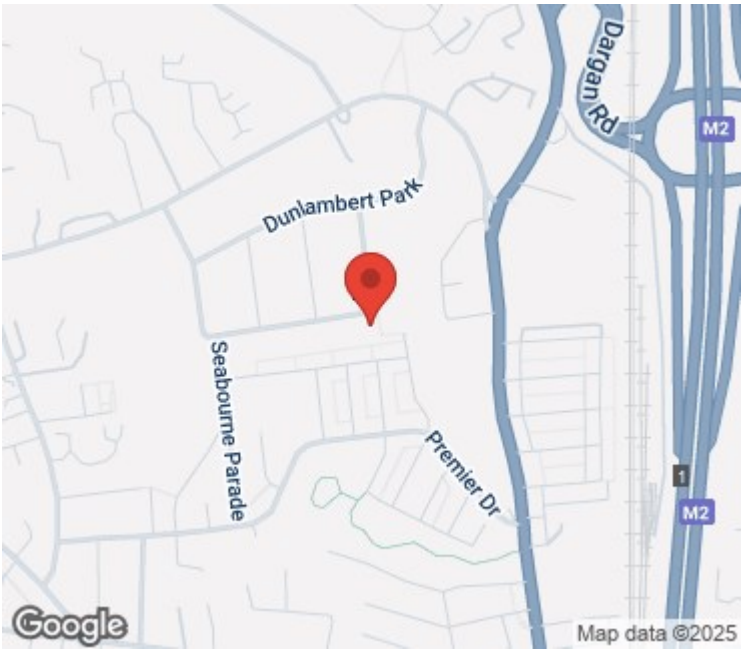
Extended, three bedroom/two+ reception, semi-detached home with garage/workshop, conveniently located in Dunlambert Drive, off Fortwilliam Park, North Belfast.

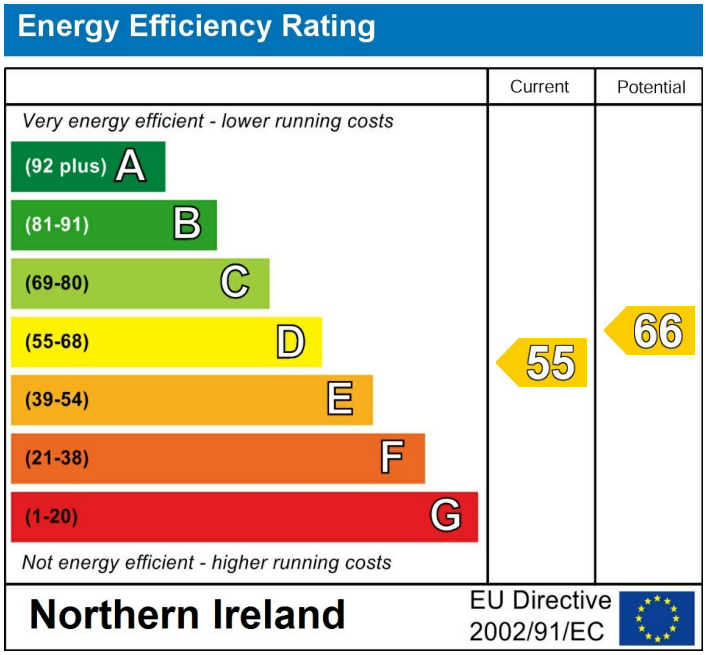
The property comprises entrance hall, lounge, separate dining room, kitchen with informal dining area, utility room, furnished cloakroom, three well-proportioned bedrooms, and family bathroom, with white four piece suite.

Externally, the property enjoys private driveway, garage/workshop, attached store, and gardens front and rear, finished in lawn, paved patio area, timber decking, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, being within close proximity to quality primary and secondary schools, shops and amenities, and a short commute to Belfast city centre.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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