



2C Dunmore Place, Belfast, BT15 3GP

- First Floor Apartment
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom
- Communal Parking Area
- Ideal First Time Buy / Buy To Let

Offers Over £129,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to store.

LOUNGE 17'5" x 10'7" (wps)

Wood laminate floor covering. Picture window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 13'9" x 8'3" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven and combination oven. Plumbed and space for washing machine. Splashback tiling to walls., Wood laminate floor covering.

BEDROOM 1 12'11" x 9'8"

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 13'3" x 8'5"

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

FULLY TILED BATHROOM

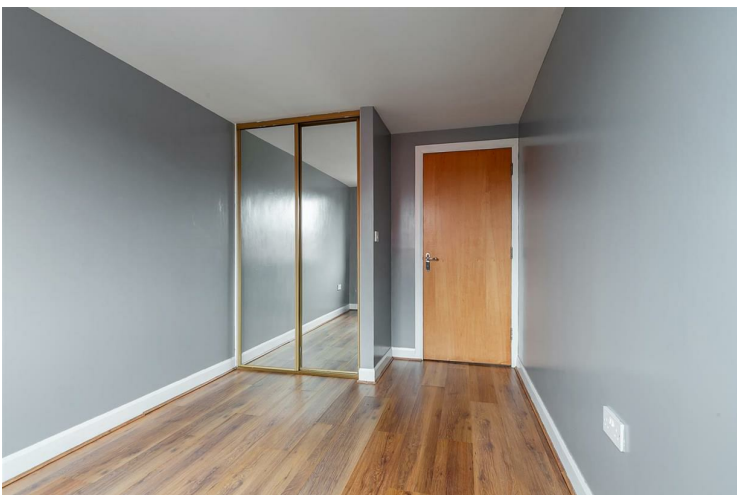
White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower and glass shower screen over bath.

EXTERNAL

Communal parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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Well presented, two bedroom, first floor apartment, conveniently situated off Alexandra Park Avenue, North Belfast.

The property comprises communal entrance hall, private entrance hall, lounge, open arch to kitchen with informal dining area, two double bedrooms, each with fitted wardrobes, and fully tiled bathroom, with white three piece suite.

Externally, the property enjoys communal parking area to rear.


Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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