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12 Sunninghill Gardens, Belfast, County Antrim, BT14 6SP

- Semi Detached Villa
- Lounge; Open Arch To Family/Dining Room
- Bathroom; Separate Cloakroom With WC
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy

Offers Over £129,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen and fan light over. Tiled floor. Stairwell to first floor. Access to large store.

LOUNGE 16'3" x 10'4"

Wood laminate floor covering. Twin windows to rear elevation. Open arch leading to:

FAMILY ROOM / DINING ROOM 10'4" x 9'3"

Tiled floor. PVC double glazed French doors with matching fan light over.







KITCHEN 13'7" x 9'6"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven, dishwasher, fridge and freezer. Twin glass fronted display cabinets. Upstands to walls to match work surface. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space with slingsby style ladder and gas fired central heating boiler.

BEDROOM 1 16'4" x 9'3"

Twin windows to rear elevation.

BEDROOM 2 10'5" x 9'3"

BEDROOM 3 9'7" x 8'5"

BATHROOM

White three piece suite comprising panelled bath, fully tiled shower enclosure and wash hand basin. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor. Towel radiator.

SEPARATE CLOAKROOM WITH WC

White WC.

EXTERNAL

Front garden finished in lawn.
Private driveway finished in brick pavior.
Fully enclosed rear garden finished in lawn and paved patio area.
External lighting.
Outside tap.

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.

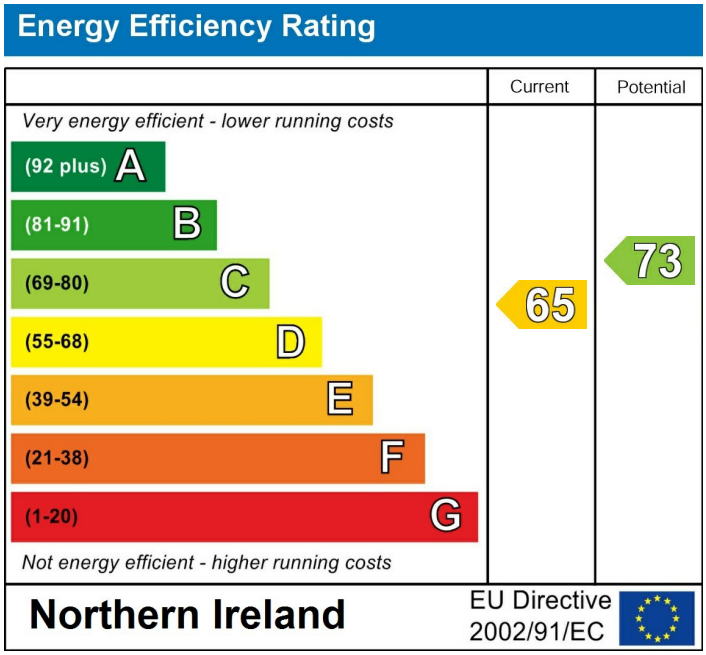






Well presented, three bedroom / two reception, semi detached villa with private driveway and fully enclosed rear garden, located within the popular and conveniently situated Sunninghill area of Ballysillan, North Belfast. The property comprises entrance hall, lounge with open arch leading to family room/dining room, modern fitted kitchen, three well proportioned first floor bedrooms, bathroom with white three piece suite, and separate cloakroom with WC. Externally the property enjoys private driveway finished in brick pavior, front garden finished in lawn, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating and PVC double glazing. 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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