COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



4 Sunningdale Drive, Belfast, BT14 6SB

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With White Suite
- Generous Sized Private Driveway Area
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Living Room With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Views Towards Cave Hill; Convenient Location

Offers Over £199,950

EPC Rating D





4 Sunningdale Drive, Belfast, BT14 6SB





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store and cloakroom with gas fired central heating boiler.

LOUNGE widest points

Brick fireplace with cast iron wood burning stove on granite hearth. Bay window to front elevation.



KITCHEN THROUGH LIVING ROOM WITH INFORMAL DIN widest points

Luxury fitted kitchen with range of high and low level storage units and contrasting solid quartz work surface. Matching breakfast bar area. Inlaid stainless steel sink unit. Integrated Bosch touch screen ceramic hob with stainless steel extractor hood over. Integrated Bosch oven. Integrated fridge, separate freezer and dishwasher. Solid quartz splash back and upstands to walls. Tiled floor to kitchen area. Wood laminate floor covering to living area. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 12'0" x 11'6"



BEDROOM 2 11'6" x 10'6"

Fitted wardrobes in mirror panelled sliding doors. Views towards the Cave Hill.

BEDROOM 3 10'0" x 6'11"

Views towards the Cave Hill.

DELUXE FULLY TILED BATHROOM

Contemporary white three piece suite comprising central mounted bath, floating vanity unit and WC. Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway area finished in brick pavior.
Front garden finished in lawn.
Access to store.
Fully enclosed, low maintenance, paved rear garden.
PVC soffits, fascia and rainwater goods.
External lighting.
Outside tap.



MATCHING DETACHED GARAGE 20'1" x 9'5"

PVC coated roller shutter door. Separate service door to rear garden. Power, light and plumbed for automatic washing machine.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



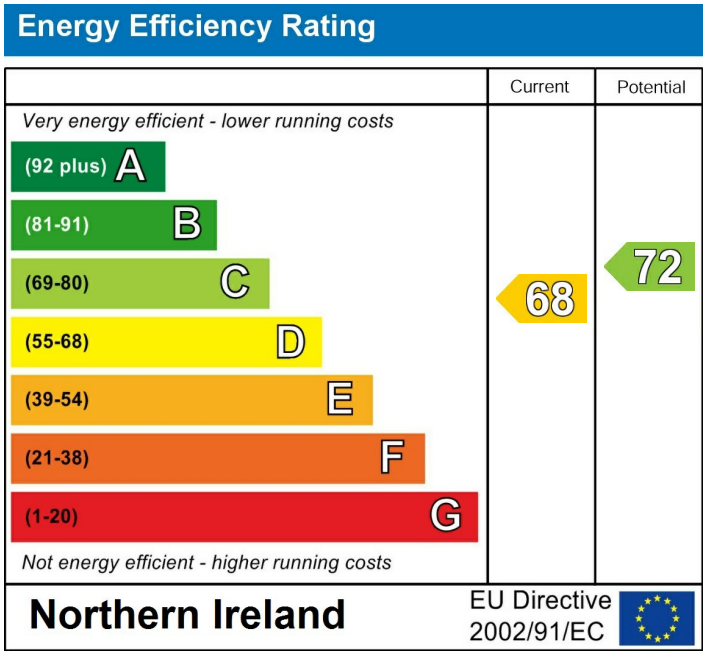


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, semi detached villa with generous sized private driveway and matching detached garage, occupying a prime site enjoying views towards the Cave Hill, located within the popular Sunningdale Drive, situated off Ballysillan Road, North Belfast. The property comprises entrance hall, lounge with brick fireplace with cast iron iron wood burning stove, kitchen through living room with informal dining area and luxury fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white three piece suite. Externally the property enjoys double gates leading to generous sized private driveway area finished in brick pavior, matching detached garage, front garden finished in lawn, and fully enclosed, low maintenance, paved rear garden. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing is 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

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT