



## 16 Dunkeld Gardens , Belfast, BT14 6NT

**Offers Over £200,000**

Stunning Extensively Refurbished Semi Detached Villa With Magnificent Landscaped Site.

A uniquely individual semi-detached residence modernised to the highest possible standard by the present owner creating a stunning family home. The modern contemporary interior comprises 3 bedrooms, 2 reception rooms with lounge into bay open, superb fitted kitchen incorporating built-in double oven and ceramic hob and modern white family bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves, extensive use of wood laminate floor coverings, and built-in robes to bedroom 3. Landscaped gardens front and private rear with southerly aspect and carparking to the front with a detached garage and a cul de sac setting combines with the highest presentation to make this the perfect family home, with little or no maintenance worries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	40
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



# 16 Dunkeld Gardens

, Belfast, BT14 6NT



- Luxuriously Appointed Semi Detached Villa
- Deluxe White Bathroom
- Extensively Refurbished
- Cul-De Sac Tree Lined Avenue
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage
- Luxury Fitted Kitchen
- Oil Central Heating
- Southernly Facing Rear Garden

## Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Vestibule door, ceramic tiled floor, under stair storage. double panelled radiator, picture rail.

## Lounge into Bay

14'2" x 10'8" (4.33 x 3.27)  
Wood laminate floor, panelled radiators.

## Living Room

11'1" x 10'7" (3.39 x 3.24)  
Attractive fireplace natural fire., wood laminate floor. panelled radiator.

## Kitchen

11'6" x 7'10" (3.52 x 2.39)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under

oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, wine rack, splash back, panelled radiator, radiator.

upvc double glazed rear door.

## First Floor

Landing

## Bathroom

Deluxe white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc. fully tiled walls, recessed lighting, feature radiator, hot press.

## Bedroom

10'10" x 9'10" (3.31 x 3.00)  
Panelled radiator.

## Bedroom into Bay

14'11" x 10'6" (4.56 x 3.22)  
Panelled radiator.

## Bedroom

8'11" x 6'9" (2.74 x 2.08)  
Full range of built-in robes, panelled radiator.

## Roofspace

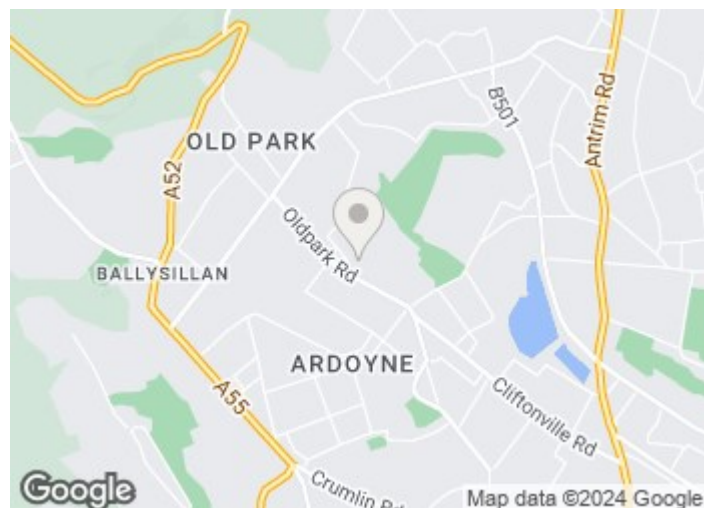
Floored and sheeted. slingsby type ladder.

## Outside

Mature gardens front and rear with southerly aspect, extensive patio areas, outside light and tap, artificial grass to rear, oil tank, boiler house, oil boiler, driveway.

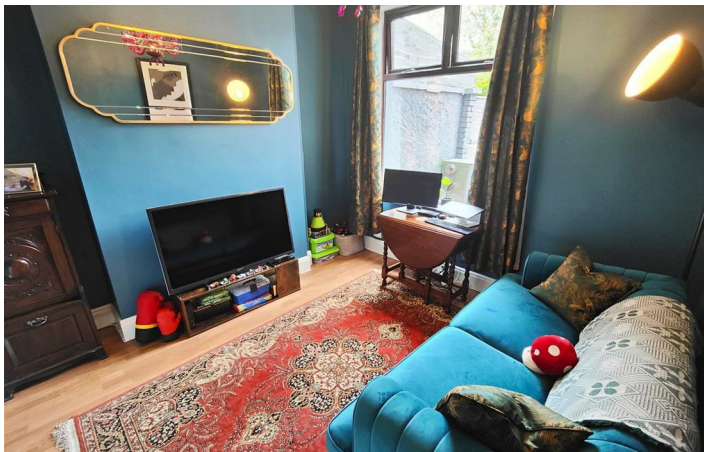
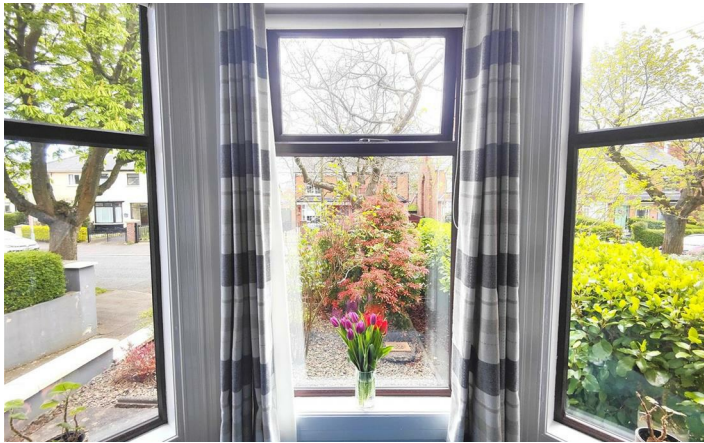
## Detached Garage

19'9" x 8'0" (6.02 x 2.46)  
Light and power.



## Directions







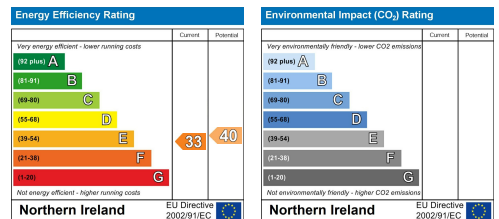
# Floor Plan

16, Dunkeld Gardens, BELFAST, BT14 6NT



Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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