



## 22 Dunlambert Park , Belfast, BT15 3NJ

**Offers In The Region Of  
£270,000**

A Handsome Red Brick Extended Detached Villa Holding A Prime Mature Site Within This Highly Regarded Residential Location.

A magnificent extended detached villa holding a prime position within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, 2+ reception rooms, integrated fitted kitchen with oven, microwave, dishwasher, washing machine, fridge freezer, walk-in pantry with extended dining area with feature glazed roof and classic white bathroom suite complete with separate shower cubicle. The dwelling further offers uPvc double glazed windows, downstairs cloakroom, gas central heating, extensive use of wood strip and wood laminate floor coverings with patio doors to garden.

A detached garage and private rear garden with patio area combines with easy access to the City making this a home worthy of your immediate attention.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		61	70
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 22 Dunlambert Park

, Belfast, BT15 3NJ



- Handsome Extended Red Brick Detached Villa
- White Bathroom Suite With Separate Shower Cubical
- Pvc Fascia And Eaves
- Highly Regarded Residential Location
- 3 Bedrooms 2 Reception Rooms
- Gas Fired Central Heating
- Feature Glazed Dining Area
- Extended Integrated Kitchen
- Upvc Double Glazed Windows
- Detached Garage With Private Gardens

## Entrance Hall

Composite entrance door, wood strip floor, panelled radiator.

## Cloakroom

Wood strip floor, under stairs storage concealed gas boiler.

## Lounge into Bay

15'8" x 11'10" (4.78 x 3.61)

Wood laminate floor, attractive fireplace, picture rail, panelled radiator.

## Living Room

12'2" x 11'6" (3.73 x 3.52)

Wood laminate floor, panelled radiator, upvc double glazed sliding patio doors.

## Extended Kitchen

16'0" x 10'0" (4.88 x 3.07)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, high level

built-in oven and microwave oven, peninsula unit with ceramic hob, stainless steel canopy extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tall larder, walk-in pantry, wood laminate floor.

## Dining Area

Panelled radiator, uPvc double glazed rear door.

## First Floor

Landing, Slingsby type ladder to roofspace.

## Bathroom

White suite comprising corner bath, telephone hand shower, vanity unit, shower cubicle, thermostatically controlled shower unit, pvc panelled walls, pvc ceiling, recessed lighting, feature radiator.

## Separate Wc

Low flush wc.

## Bedroom

12'3" x 11'8" (3.74 x 3.56)

Panelled radiator, wood laminate floor.

## Bedroom

13'2" x 11'8" (4.02 x 3.56)

Panelled radiator, wood laminate floor.

## Bedroom

10'0" x 9'3" (3.05 x 2.82)

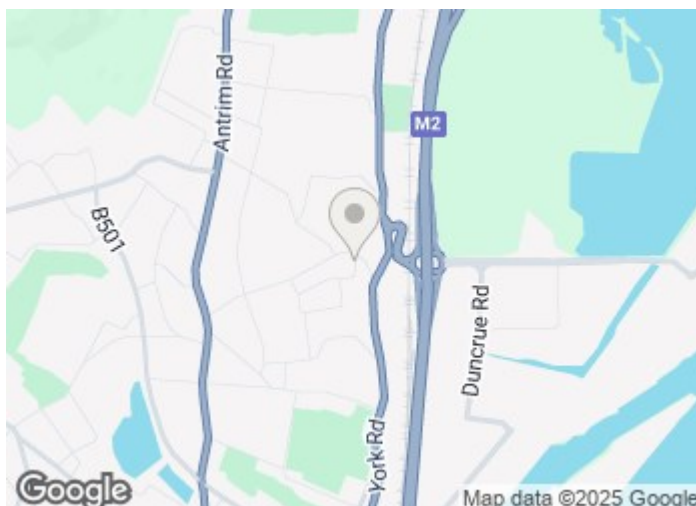
Panelled radiator, laminate floor.

## Detached Garage

Double doors.

## Outside

Driveway parking. Gardens front and private rear in lawn and patio areas, flower beds.



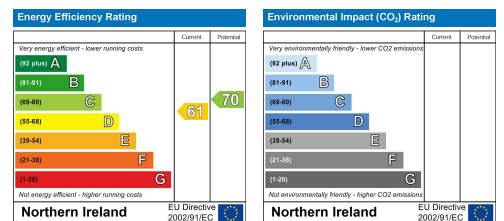
## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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