

4 Sunningdale Grove , Belfast, BT14 6SR

Offers Over £119,950

Superb Town House Holding A Fantastic Elevated Position In This Popular And Convenient Residential Location.

Holding an elevated position in this popular and convenient location this mid terrace town house offers the perfect first time buyer starter home. The interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen with dining and fully tiled deluxe white bathroom suite. The dwelling further offers gas fired central heating, low outgoings, uPvc double glazed windows, pvc fascia and eaves, and replacement rain water goods. Enclosed gardens to the rear and a most convenient location with the City a short distance away with excellent parks and public transport on its doorstep makes this the ideal first time buy - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

4 Sunningdale Grove

, Belfast, BT14 6SR



- Superb Town House
- Lounge
- Gas Central Heating
- Popular And Convenient Location
- Fantastic Elevated Position
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- 3 Bedrooms
- Modern Fully Tiled Bathroom Suite
- Enclosed Rear Gardens

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge

16'10" x 11'9" (5.14 x 3.60)

Wood laminate floor, two double panelled radiators .

Kitchen

18'7" x 12'3" (5.68 x 3.75)

At widest, Single drainer stainless steel sink unit, range of high and low level units, formica worktops, breakfast bar, built-in oven & ceramic hob, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled

radiator, recessed lighting, understairs storage, hardwood single glazed door to rear.

First Floor

Landing, access to roof space, built-in storage, wall mounted gas boiler.

Bathroom

Fully tiled deluxe white bathroom suite comprising panelled bath, shower screen, thermostatically controlled telephone handset shower, pedestal wash hand basin, low flush WC, fully tiled walls, extractor fan, chrome radiator, recessed lighting.

Bedroom

12'5" x 9'4" (3.81 x 2.85)

Wood laminate floor, built-in storage, panelled radiator.

Bedroom

11'1" x 8'3" (3.39 x 2.54)

At widest, panelled radiator.

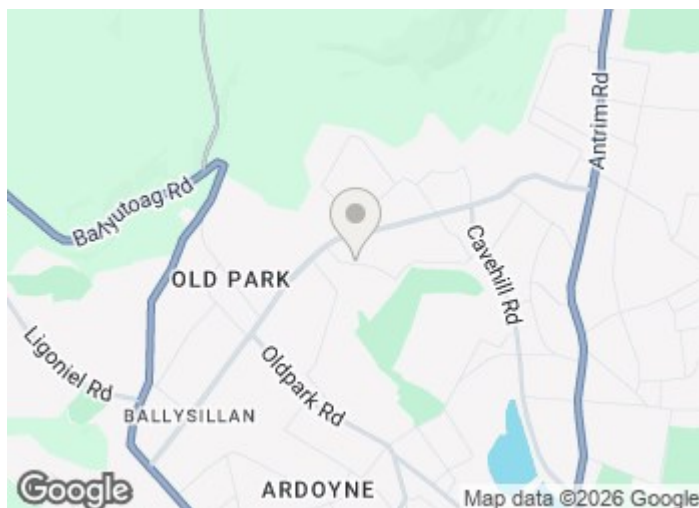
Bedroom

10'8" x 9'10" (3.27 x 3.02)

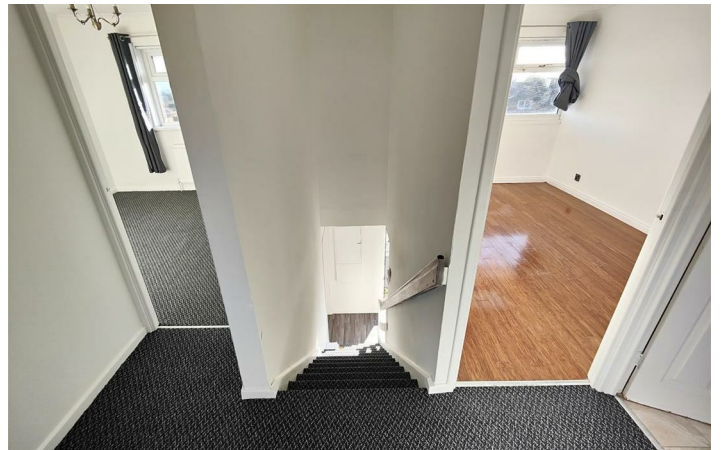
At widest, panelled radiator.

Outside

Front and rear garden in lawn with patio area.

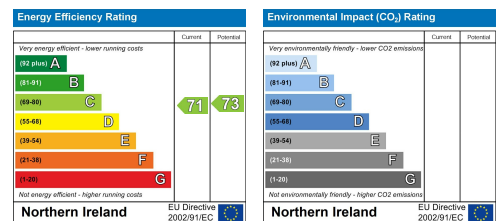


Directions



Floor Plan

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