



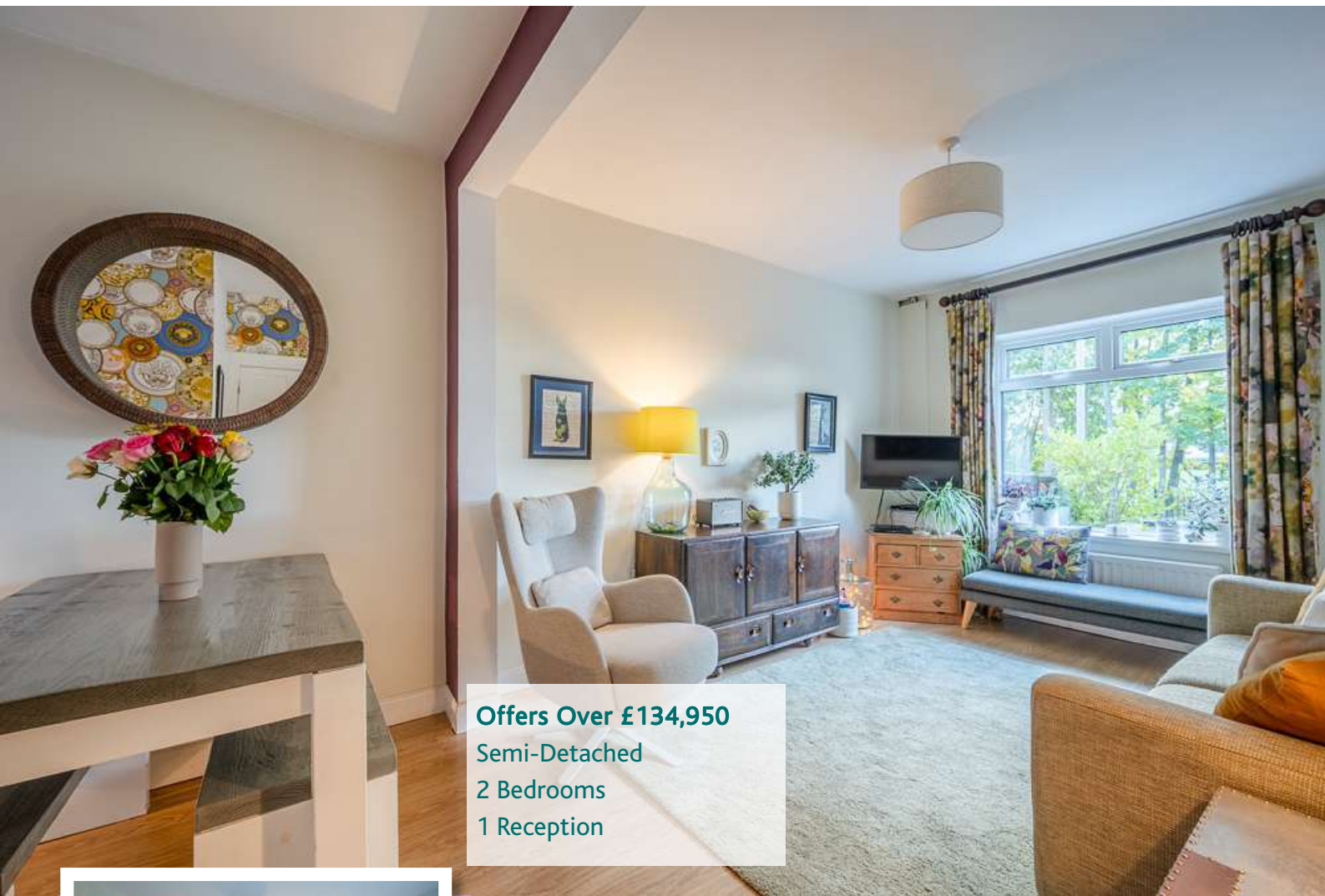
 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

2 Dunraven Gardens | Belfast, BT5 5LG
OFFERS OVER £134,950

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Offers Over £134,950
Semi-Detached
2 Bedrooms
1 Reception

Property Features

- Attractive Two Bedroom Semi-Detached Property Located in the Heart of East Belfast
- Boasting Ease of Access to Belfast City Centre, George Best City Airport and the Bustling Ballyhackamore Village
- Close Proximity to the Connswater Greenway, Ideal for Walking, Cycling, with Access to Play Parks and Local Attractions
- Open Plan Living and Dining Room Leading to Modern Fitted Kitchen
- Contemporary Downstairs Shower Room
- Generous Under Stair Storage
- Two-Well Proportioned Bedrooms with Built In Storage
- Enclosed Private Front and Rear Courtyard
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



Accommodation

Ground Floor

Reception Porch

Living / Dining Room
15'4" x 10'2"

Kitchen
11'9 x 8'7"

Downstairs Shower Room

First Floor

Landing

Bedroom One
13' x 8'2"

Bedroom Two
10'6" x 9'

Roofspace

Outside

Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

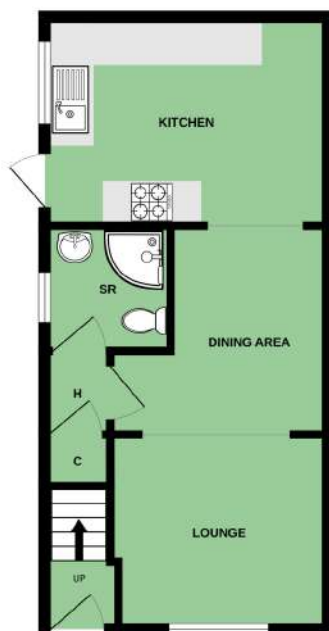


We are delighted to bring to the market this well-appointed two-bedroom semi-detached property located just off Grand Parade in East Belfast. Providing ease of access to Ballyhackamore Village, Belfast City Centre and Belfast City Airport, the property is ideally positioned for the daily commuter. Occupying a prime site in Dunraven, the property provides bright and spacious accommodation throughout and is sure to tick a lot of boxes for the prospective buyer.

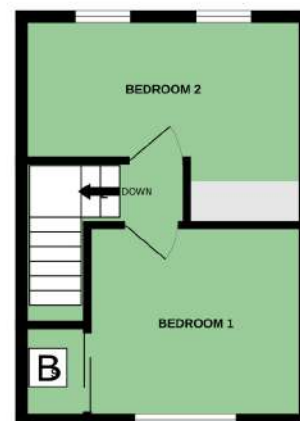
In short, on the ground floor, the property comprises of open plan living and dining room leading to a modern fitted kitchen, a downstairs contemporary shower room and generous under stair storage. On the first floor there are two well-appointed bedrooms with built in storage. The property further benefits from an enclosed private courtyard, gas fired central heating and uPVC double glazing throughout.

In such a prime position on Dunraven Gardens overlooking Dixon Playing Fields, this home is sure to create immediate interest with first time buyers, young professionals and investors alike. With such strong demand for properties in this area we recommend your earliest internal appraisal.

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2023

Directions

Travelling along Grand Parade in the direction of Ballyhackamore, turn left on to Dunraven Gardens. No 2 is located on the right hand side before turning on to Dunraven Avenue.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	67	71
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

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