

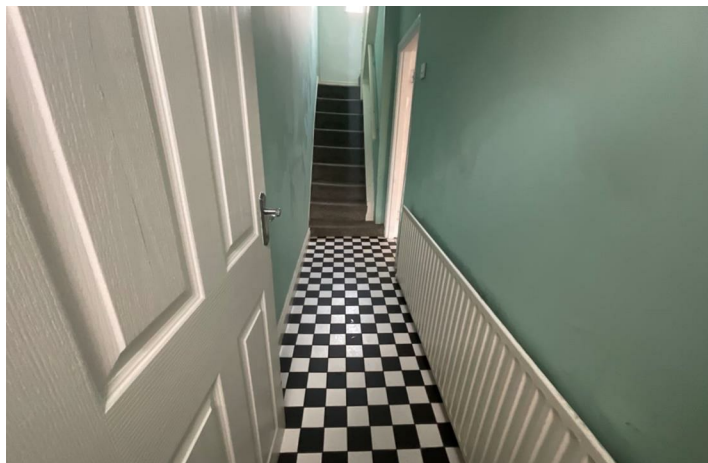


17 Dunvegan Street  
Ravenhill Road, Belfast, BT6 8GE

Offers in excess of  
**£109,950**



Energy Efficiency Rating	Environmental Impact (CO2) Rating
Northern Ireland	Northern Ireland



# 17 Dunvegan Street

Ravenhill Road, Belfast, BT6 8GE

Offers in excess of £109,950



A deceptively spacious townhouse in a highly regarded residential location which is sure to appeal first-time buyers, growing families and investors alike.

Internally the dwelling comprises on a vestibule entrance, hallway, open plan reception with dining space, fitted kitchen, downstairs bathroom suite and three well proportioned bedrooms laid out over the first and second floors. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Dunvegan Street is conveniently located just off the ever-popular Ravenhill Road and is close to many leading shops and amenities including Ormeau Park, The OZone Complex, Lanyon Place Train Station and a host of independent retailers. Belfast City Centre is also just a short walk away.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Hardwood front door with viewer, tiled flooring, wooden internal door leading to:

### Entrance Hallway

Tiled flooring, panelled radiator, stairs leading to first floor

### Living Room 21'1" x 10'0" (6.44m x 3.06m)

Wood laminate flooring, enclosed electricity and gas meters, under stair storage, 2 double panelled radiators, ample dining space

### Kitchen 7'7" x 12'5" (2.33m x 3.81m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, double panelled radiator, vinyl flooring, double patio doors leading to rear yard

## Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, PVC cladded walls and ceiling, vinyl flooring, extractor fan, double panelled radiator

## First Floor

### Bedroom 1 10'3" x 13'0" (3.13m x 3.97m)

Panelled radiator

### Bedroom 2 10'5" x 8'2" (3.20m x 2.51m)

Enclosed gas boiler, panelled radiator

## Second Floor

### Bedroom 3 15'6" x 13'1" (4.74m x 3.99m)

Velux window, eaves storage, double panelled radiator

## Outside

Enclosed rear yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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