



**“END TERRACE BUNGALOW”**



**FOR SALE**

**20 Drumcairn Close,  
Belfast, BT8 8HQ**

**£90,000**

**€105,000**

- Double fronted
- Two double bedrooms
- Attractive living room with woodland views
- Modern fitted kitchen
- Contemporary shower room
- PVCu double glazing
- Oil fired central heating
- Enclosed rear garden
- Cul-de-sac location
- Immediate vacant possession

A very well presented double fronted, two bedroom end terrace bungalow situated in a quiet cul-de-sac location adjacent to the Ballynavalley Woodland with Purdy's Burn below.

The property has been extensively modernised over the years and offers attractive contemporary accommodation for either first time buyers or those downsizing. Local shops and Tesco (Newtownbreda) are within half and one mile respectively. The obvious attractions of Shaw's Bridge and Laganvalley Country Park almost adjacent to the development, this rarely available type of property offers both proximity for one's day to day requirements and a semi rural location for recreational amenities.

The bungalow benefits from double glazed PVCu windows throughout, oil fired central heating, gardens to front and enclosed spacious rear yard. Only by inspection can the accommodation and location be truly appreciated on this residence which is available with immediate vacant possession.

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## THE ACCOMMODATION COMPRISES

### ENTRANCE

PVCu door to:

### RECEPTION HALL

10' 0 x 5' 7 (3.05m x 1.70m) laminated wood flooring, radiator, hot-press, access to loft storage space.

### LOUNGE

14' 10 x 10' 6 (4.52m x 3.20m) with large PVCu double glazed picture window to front with woodland views, laminated wood flooring, radiator, cast iron victorian feature fireplace.



### KITCHEN

11' 4 x 11' 0 (3.45m x 3.35m) single drainer 1½ bowl stainless steel sink unit with mixer tap above and cupboard below, further range of contemporary base and wall storage units, extensive laminated work surfaces incorporating 4 ring ceramic hob with extractor hood above and oven below. Plumbing for dishwasher and washing machine, space for further modern appliances. Laminated wood flooring, ceiling light fitting, radiator, PVCu double glazed window to rear overlooking yard. Door to:

### REAR LOBBY

11' 0 x 4' 10 (3.35m x 1.47m) laminated wood flooring, shelving, meter cupboard, PVCu double glazed door to rear yard.

### BEDROOM ONE

11' 0 x 10' 4 (3.35m x 3.15m) with PVCu double glazed window to front, laminated wood flooring, radiator, double opening built-in wardrobe cupboard.

### BEDROOM TWO

10' 9 x 9' 6 (3.28m x 2.90m) plus door recess. PVCu double glazed window to rear, laminated wood flooring, radiator, double opening built-in wardrobe cupboard.

### SHOWER ROOM

Contemporary grey panelling to white suite of low level wc and pedestal wash hand basin; shower cubical with electric shower above. Ceramic tiled flooring, PVCu double glazed window to rear, radiator, extractor fan.

### OUTSIDE

Garden to front with centre pathway.

Rear yard, fully enclosed, with garden shed, boiler cupboard, oil tank.

Energy Performance Rating for this property is: **D56**



20 Drumcain Close BELFAST BT8 6HC	Energy rating <b>D</b>
Valid until 24 September 2027	Certificate number 0974-2905-0419-9023-6485

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	70   C
39-54	E		
21-38	F		
1-20	G		