



FOR SALE

12 Duncoole Park

Belfast, BT14 8JT

Offers over £209,950



Discover 12 Duncoole Park, Belfast – a rare opportunity to own a beautifully extended home in one of the area's most sought-after locations. Properties here seldom come to market, making this stunning residence an exceptional find. Boasting a modern rear extension, the home features a stylish, newly fitted kitchen that opens into a bright family room and informal dining area—perfect for everyday living and entertaining. With three well-proportioned bedrooms, a spacious lounge complete with a gas fire, a sleek white family bathroom suite, and a convenient downstairs toilet, this home offers comfort and functionality throughout. Ample storage ensures space for all your needs. Outside, enjoy a generous rear garden that includes a versatile garden room with its own toilet—currently set up as a salon but adaptable for a variety of uses. Ideally located close to public transport, local amenities, and leading schools, this is a home that truly has it all.

HALLWAY 13'8 x 3'9 (4.17m x 1.14m)
Hardwood front door with glazed insets. Laminate wood effect flooring.

LIVING ROOM 10'4 x 13'8 (3.15m x 4.17m)
Feature gas fire with wood surround, mantle and hearth. Ornate feature inset tiles. Built in storage and shelving. Cornice ceiling.

SHOWER ROOM 7 x 5'4 (2.13m x 1.63m)
White suite comprising open mains rainfall shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled walls. Heated towel rail. Tiled flooring. Tiled flooring.

STORAGE 7'9 x 5'7 (2.36m x 1.70m)

FITTED KITCHEN 20'6 x 7 (6.25m x 2.13m)
Shaker style kitchen with contrasting formica worktops. Composite 1.5 sink bowl unit with drainer and mixer taps. Integrated gas hob. Integrated stainless steel extractor fan. Double integrated oven and hob. Integrated fridge freezer. Wine rack. Feature island with breakfast bar area. Tiled splashback. Laminate wood flooring. Recessed spotlights.

FAMILY ROOM 10'7 x 13'10 (3.23m x 4.22m)
Laminate wood effect flooring. Feature vertical radiator. Double door leading to rear garden. Recessed spotlights. Fakro roof windows.

FIRST FLOOR

LANDING 10'11 x 6'2 (3.33m x 1.88m)

BEDROOM 1 10'4 x 10'4 (3.15m x 3.15m)
Cornice ceiling.

BEDROOM 2 10'4 x 10'4 (3.15m x 3.15m)
Built in sliderobes.

BEDROOM 3 9'8 x 7 (2.95m x 2.13m)
Laminate wood effect flooring. Cornice ceiling.

BATHROOM 9'8 x 7'1 (2.95m x 2.16m)
White suite comprising corner bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled walls.

SALON 11'1 x 9 (3.38m x 2.74m)
Laminate wood effect flooring. Recessed spotlights.

TOILET 3'11 x 4'1 (1.19m x 1.24m)
Low flush W/C. Pedestal wash hand basin with mixer taps. Laminate wood effect flooring.

OUTSIDE
Rear enclosed laid in lawn bordered by flower beds and mature shrubbery. Feature stone paved sitting area. Outdoor tap. Outdoor light.

Front laid in lawn bordered by paved pathway and drive.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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