



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

116 Comber Road,
Dundonald,
Belfast, BT16

Offers in the region of:
£450,000

 **Reeds Rains**

reedsrains.co.uk

116 Comber Road, Dundonald, Belfast, BT16

Offers in the region of: £450,000

EPC Rating: B

Situated on the Comber Road, Dundonald within walking distance of a wide range of day to day amenities is this modern detached family home.

Internally this fine property has been finished to a most exacting specification throughout by its present vendor with no expense spared to fixtures or fittings. The bright and spacious accommodation is arranged over three floors and comprises four generous bedrooms master with ensuite shower room and walk in dressing room, drawing room with wood burning stove, family bathroom with modern white suite and of particular note is the luxury fitted kitchen with spacious dining and family area open to sun room.

Externally there are remote double entrance gates to brick paved driveway with ample car parking and detached matching garage with beautifully maintained and private landscaped garden to rear.

This property provides ease of access to public transport links for city commuting with the Ulster hospital, Stormont Parliament buildings and the increasing popular East point entertainment village all easily accessible.

With so many quality attributes on offer we would strongly encourage early internal appraisal in order to appreciate the many quality attributes on offer.

Accommodation

Composite front door with double glazed side panels to reception hall, ceramic tiled floor, alarm panel.

Ground Floor Cloakroom

White suite, dual flush close coupled WC, wash hand basin with tiled splash back and chrome mixer taps, extractor fan, recessed low voltage spotlights, access to storage under stairs

Drawing Room

17'9" x 15'4" (5.4m x 4.67m)
Square bay, wood burning stove with slate hearth and brick effect tiled backing, recessed low voltage spotlights, laminate wooden floor

Modern Fitted Kitchen Open Plan To Dining And Family Room

18'8" x 17'8" (5.7m x 5.38m)
Excellent range of high and low level units, granite work surfaces and up stand, concealed lighting, wine cooler, integrated fridge freezer, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, built in microwave, recessed low voltage spotlights, ceramic tiled floor, central island with stainless steel sink unit with mixer taps and granite drainer and work surface, breakfast bar, ample dining and family area. Open to sun room

Sun Room

11'7" x 11'4" (3.53m x 3.45m)
Recessed low voltage spotlights, ceramic tiled floor, double glazed french doors to garden

First Floor

Master Bedroom

17'8" x 10'5" (5.38m x 3.18m)
Double glazed French doors to Juliet balcony
Ensuite shower room with modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rain forest drencher, vanity unit with chrome mixer taps and tiled splash back, dual flush close coupled WC, extractor fan, ceramic tiled floor, chrome heated towel rail.
Walk in dressing room fitted with robes, hanging rails, shelves etc, gas boiler

Bedroom Two

17'9" x 11'4" (5.4m x 3.45m)

Family Bathroom

Kohler modern white suite, tiled panelled bath with chrome mixer taps and tiled splash back, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rain forest drencher, ceramic tiled floor, dual flush close coupled WC, vanity unit with chrome mixer taps, chrome heated towel rail,

Second Floor

Landing

Landing with large walk in eaves storage with light, additional walk in storage cupboard with light and radiator

Bedroom Three

13'7" x 11'3" (4.14m x 3.43m)

Bedroom Four

16'9" x 7'6" (5.1m x 2.29m)

For full EPC please contact the branch.

Shower Room

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rain forest drencher, wash hand basin with chrome mixer taps and tiled splash back, dual flush close coupled WC, velux window, extractor fan, ceramic tiled floor

Laundry Room

7'3" x 6'1" (2.2m x 1.85m)
Single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, laminate work surface, velux window, extractor fan

Outside

Remote double entrance gates to brick paved driveway with ample car parking and detached matching garage, remote roller shutter door, light and power.
Enclosed south facing well tended landscaped garden to rear, lawns, shrubs, flowerbeds, loose stones, brick paved walkways, garden pond and rockery, outside lights and tap, boundary fencing, extensive brick paved patio area,

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.