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SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Attractive 3 Bedroom Semi-Detached Home with Garage

99 Cumberland Road

Church Quarter

Dundonald

BT16 2BA

RESIDENTIAL



R.A. Noble & Co.

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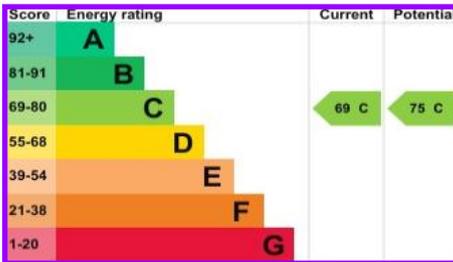
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EPC



Location

Located on Cumberland Road in Dundonald, this property enjoys a highly convenient setting within walking distance of the Ulster Hospital, making it particularly appealing for healthcare professionals and those seeking easy access to local medical facilities. Dundonald offers a wide range of local amenities and leisure facilities, while excellent transport links provide easy access to Belfast City Centre approximately 6 miles away, making the area ideal for families and commuters alike.

Description

This well presented three bedroom dwelling offers bright and comfortable accommodation with excellent outdoor space. Internally the property provides two reception rooms and a spacious kitchen dining area, while externally it benefits from a private enclosed rear garden, garage and off-street parking.

Ground Floor

- ◆ A welcoming living room featuring an open fire, creating a warm and inviting focal point.
- ◆ A versatile second reception room offering flexibility as a family room, lounge or home office, ideal for modern living.
- ◆ The Kitchen / Dining Area comes complete with electric oven and hob and integrated dishwasher and fridge freezer, providing space for everyday dining.

First Floor

- ◆ The Master Bedroom benefits from built-in slide robes providing excellent storage.
- ◆ Two additional bedrooms offering flexible accommodation suitable for family living.
- ◆ The main Bathroom is fitted with bath and overhead shower.

Outside

To the front, the property benefits from a tarmac driveway with additional parking space, providing convenient off-street parking. The front garden is finished with a low-maintenance gravel border. A garage with shutter door (approximately 3.02m x 5.95m) provides excellent storage, workshop potential or additional utility space.

To the rear, the property enjoys a private enclosed garden which is not overlooked, laid mainly in lawn and complemented by a patio area, perfect for outdoor dining, relaxing or entertaining.

Long Leasehold (subject to a ground rent of £25 per annum)

Rates

We have been advised by the Land and Property services website of the following:

Estimated Annual Rates Payable for 2025/2026: **£1,092**

Sales Details

Offers in the region of **£229,950**



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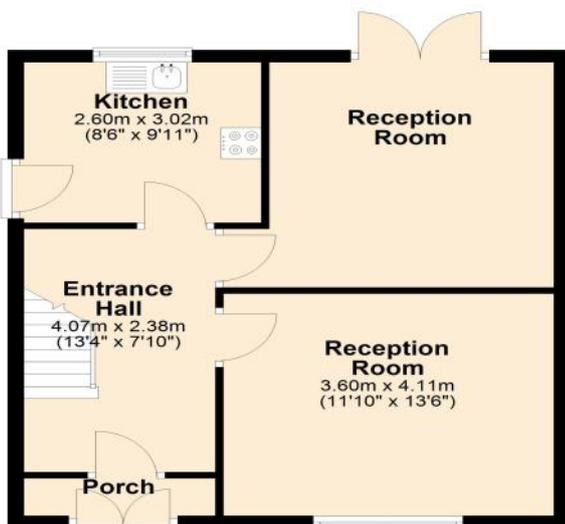
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Dwelling Floor Plans (For Illustrative Purposes Only)

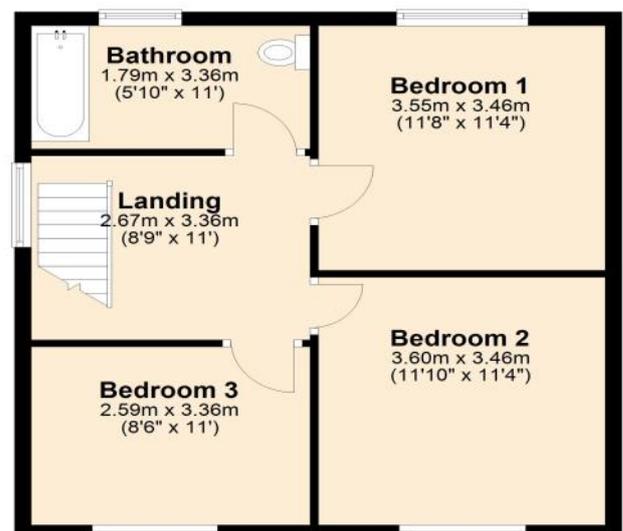
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 99.0 sq. metres (1066.0 sq. feet)

Location Maps



FOR INDICATIVE PURPOSES ONLY

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Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

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