



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**4 MOYRA CRESCENT | Dundonald**  
**OFFERS AROUND £260,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £260,000**  
Detached Bungalow  
3 Bedrooms  
1 Reception



## Property Features

- Detached Bungalow
- Elevated views from lounge to Craigantlet Hills
- Open plan lounge/dining room
- Three well proportioned bedrooms
- Kitchen with range of integrated appliances and access to rear garden
- Family Bathroom
- Roofspace suitable for conversion subject to necessary consents
- Oil fired central heating
- Full UPVC double glazing
- Well tended mature front and rear gardens
- Driveway parking
- Integral double garage
- Ease of access for the main arterial routes for city commuting
- Within the catchment area to a range of leading local schools
- Dundonald, Gilnahirk, Knock, Belmont, Ballyhackamore, Hollywood and Comber easily accessed

# Accommodation

## Ground Floor

**Lounge/Dining**  
27'4" x 14'7"

**Kitchen**  
12'7" x 10'5"

## Ground Floor

**Bedroom One**  
12'5" x 9'1"

**Bedroom Two**  
13'1" x 10'5"

**Bedroom Three**  
9'8" x 8'5"

**Bathroom**

## Outside

**Integrated Double Garage**

**Front Garden Laid In Lawns**

**Rear Garden Laid In Paving and Lawns**

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



"This detached property enjoys an elevated site on Moyra Crescent situated off convenient Comber Road. The property occupies a good site with driveway parking, front and rear gardens laid in lawns and paving and internally has the possibility of roofspace conversion subject to necessary consents. The potential of this property can only be appreciated on personal inspection."



# Directions

Turn right off the Comber Road onto New Line, take the second road on your right onto Moyra Crescent and number 4 is located on your left hand side.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>53</b>	
(21 - 38) <b>F</b>		<b>65</b>
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



### Viewing

By appointment through agent.

### Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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