



# 16 FERNDENE ROAD

Dundonald, BT16 2EW

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*Offers around* **£275,000**



DETACHED CHALET BUNGALOW | 3  | 2  | 2 

This detached chalet bungalow sits on a generous corner site and is sure to attract instant interest. This property has been a much loved family home for many years and commands spectacular views across the Craigtlet hills to Scrabo beyond

## KEY FEATURES

- Detached Bungalow in Much Sought After Area
- Generous corner site
- Stunning views across the Craigtlet hills to Scrabo beyond
- Reception hall
- Lounge with patio doors leading to raised decked balcony ideal for enjoying the beautiful views
- Dining Room with picture window
- Fully fitted kitchen with access to garage
- Family bathroom
- Three ground floor bedrooms
- Fully floored roofspace accessed by fixed staircase, Velux window to attic room with adjacent bathroom
- Ample driveway parking for several cars to front
- Rear raised decked area perfect for enjoying the beautiful views





## ROOM DETAILS

### Ground Floor

- Reception Hall
- Lounge  
22'11" x 12'5"
- Dining room  
15'6" x 14'1"
- Kitchen  
13'1" x 10'5"
- Bedroom one  
13'0" x 9'0"
- Bedroom two  
12'4" x 9'2"
- Bedroom three  
11'10" x 9'1"
- Bathroom

### First Floor

- Landing
- Bedroom Four  
18'3" x 9'1"
- Bathroom

### Outside

- Integral Garage
- Driveway parking, partially laid in stones, uPVC soffits and fascia's, access down to rear garden, beautifully landscaped, laid in lawns with mature planting and rear deck,
- Not operational but fully plumbed area for garden pond,
- Built-in pagoda, side patio with access to several basement storage areas and outside boiler house with oil fired boiler.





## DIRECTIONS

*Travelling out of Dundonald along the Comber Road turn right into New Line. Take the first right into Ferndene Park. Number 16 is located on the left hand side.*



## THE LOCAL AREA

*Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54		
21-38	23	50
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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