



16 FERNDENE ROAD

Dundonald, BT16 2EW

Asking price **£225,000**



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		CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23	50
1-20	G		

Very energy efficient - lower running costs
NOT energy efficient - higher running costs

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



OUR BRANCHES

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