


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Cumberland Court,
Dundonald,
Belfast, BT16

Asking Price: £174,950

 Reeds Rains

reedsrains.co.uk

2 Cumberland Court, Dundonald, Belfast, BT16

Asking Price: £174,950

EPC Rating: D

We are delighted to present to the open market this two storey mid townhouse.

The property offers bright accommodation comprising three bedrooms, lounge with marble fireplace, kitchen open plan to ample dining area and bathroom with white suite. Additional benefits include oil fired central heating, ground floor cloakroom and double glazed windows and doors. Externally there is an enclosed courtyard to the front with car parking and an enclosed well tended garden to rear.

This popular location provides ease of access to a wide range of amenities to include Dundonald ice bowl and the increasing popular Eastpoint entertainment village. The many day to day amenities on the comber road, public transport links and the Ulster hospital are all within walking distance.

We have no doubt that this property will create an interest on today's market. Early consideration to view is strongly recommended. Ideally suitable for first time buyer or investor alike.

Accommodation

uPVC double glazed front door to entrance porch, quarry tiled floor. Inner front door to reception hall.

Ground Floor Cloakroom

WC, wash hand basin, half tiled walls.

Lounge

13'5" x 10'3" (4.1m x 3.12m)

Marble fireplace with tiled inset and hearth

Kitchen Open Plan To Dining Area

16'9" x 12'8" (5.1m x 3.86m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, ceramic tiled floor, plumbed for washing machine, cooker space, extractor fan, ample dining area, double glazed door to garden.

First Floor

Landing

Access to roof space.

Hot press with lagged copper cylinder, willis type immersion heater and storage above.

Bedroom One

13'6" x 9'9" (4.11m x 2.97m)

Bedroom Two

12'7" x 9'7" (3.84m x 2.92m)

Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)

Bathroom

White suite, panelled bath with thermostatically controlled shower, tiled splash back, ceramic tiled floor, pedestal wash hand basin with tiled splash back, close coupled WC, recessed spotlights.

Outside

Enclosed courtyard to front with car parking.

Front garden with shrubs and flowerbeds.

Enclosed garden to rear, lawns, shrubs, paved patio area, boundary fencing, outside light and tap, PVC oil tank, boiler house with oil fired boiler.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.