



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

94 Comber Road,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £180,000

 **Reeds Rains**

reedsrains.co.uk

94 Comber Road, Dundonald, Belfast, County Down, BT16

Asking Price: £180,000

EPC Rating: D

Situated within one of Dundonalds most sought after residential locations is this extended semi detached villa.

Internally the property offers bright accommodation comprising three generous bedrooms master with ensuite shower room, two separate reception rooms one with wooden fireplace, extended modern fitted kitchen open plan to dining area and bathroom with white suite. Externally there is a loose stone driveway to car parking and an enclosed garden to rear.

Further benefits include double glazed windows and doors, gas central heating and lean to conservatory.

This property is only a short stroll from the many day to day amenities on the Comber Road. The Ulster Hospital, East Point Entertainment Village and public transport links for city commuting are all easily accessible.

We are confident that this property will create an interest on todays market, Early viewing is strongly recommended.

For sale by Reeds Rains Estate Agents, Ballyhackamore via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor.

Lounge

15'7" x 12'2" (4.75m x 3.7m)

Wooden fireplace with tiled inset and gas fire, laminate wooden floor, cornice work, bay window.

Dining Room

13' x 9'3" (3.96m x 2.82m)

Laminate wooden floor

Extended Modern Fitted Kitchen Open Plan To Dining Area

Ceramic twin sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, recessed spotlights, gas boiler, integrated dishwasher, integrated washing machine, stainless steel double built in oven and four ring ceramic hob, extractor fan, ample dining area, double glazed back door.

Lean To Conservatory

9'6" x 9' (2.9m x 2.74m)

Laminate wooden floor

First Floor

Master Bedroom

16'1" x 13'1" (4.9m x 4m)

Ensuite Shower Room

For full EPC please contact the branch.

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, close coupled WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor.

Bedroom Two

13' x 10'2" (3.96m x 3.1m)

Bedroom Three

10' x 8'5" (3.05m x 2.57m)

Bathroom

White suite, panelled bath with mixer taps, tiled splash back, close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, recessed spotlights, ceramic tiled floor.

Outside

Loose stone driveway to ample car parking. Enclosed garden to rear in lawns and shrubs, boundary fencing, loose stone patio area, paved patio area.