

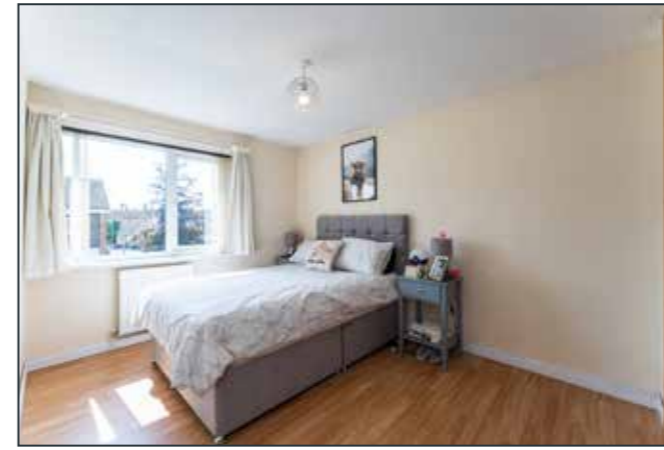
simonBRIEN
RESIDENTIAL

1 Dunoon Park,
Dundonald, BT16 2DL



Asking Price £115,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Mid-Terrace Within A Popular and Convenient Location
- Three Bedrooms
- Living Room Open To Dining Room
- Fitted Kitchen
- First Floor Bathroom In White Suite
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed South Facing Rear Garden
- Convenient To Stormont Estate, The Ulster Hospital & Belfast City Centre Close To Shops, Glider Link & The Comber Greenway
- Off Street Parking to rear

SUMMARY

This attractive mid-terrace property comes to the market and should prove popular with first time buyers or investors seeking an affordable home within this convenient part of East Belfast.

The property comprises an entrance hall, living room and fitted kitchen on the ground floor. On the first floor, there are three bedrooms, and a bathroom in white suite. Outside, there is off street parking to the rear and an enclosed patio to the rear.

Convenient to the Glider links, Stormont Estate and the Ulster Hospital, Belfast City Centre, Dundonald Omni Park, and the Comber Greenway are also within easy reach.

ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Wood laminate floor.

LIVING ROOM:

14' 3" x 12' 8" (4.34m x 3.86m)

Wood laminate floor.

KITCHEN:

11' 9" x 10' 1" (3.58m x 3.07m)

Full range of high and low level units, 4 ring ceramic hob and under oven, extractor hood, recess for fridge freezer, built in dishwasher, plumbed for washing machine and tumble dryer, ceramic tiled floor.

REAR HALLWAY:

8' 5" x 5' 0" (2.57m x 1.52m)

Ceramic tiled floor.

FIRST FLOOR

BEDROOM (1):

10' 8" x 10' 3" (3.25m x 3.12m)

Wood laminate floor.

BEDROOM (2):

14' 7" x 8' 7" (4.44m x 2.62m)

BEDROOM (3):

8' 11" x 8' 2" (2.72m x 2.49m)

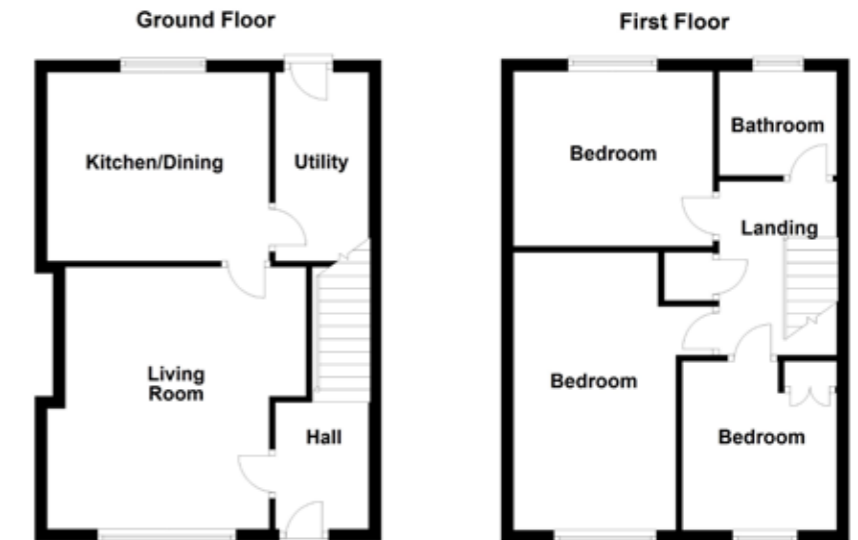
Wood laminate floor.

BATHROOM:

White suite comprising: Shower bath with mixer taps and thermostatic shower, vanity sink unit, low flush WC, partly tiled walls, ceramic tiled floor.

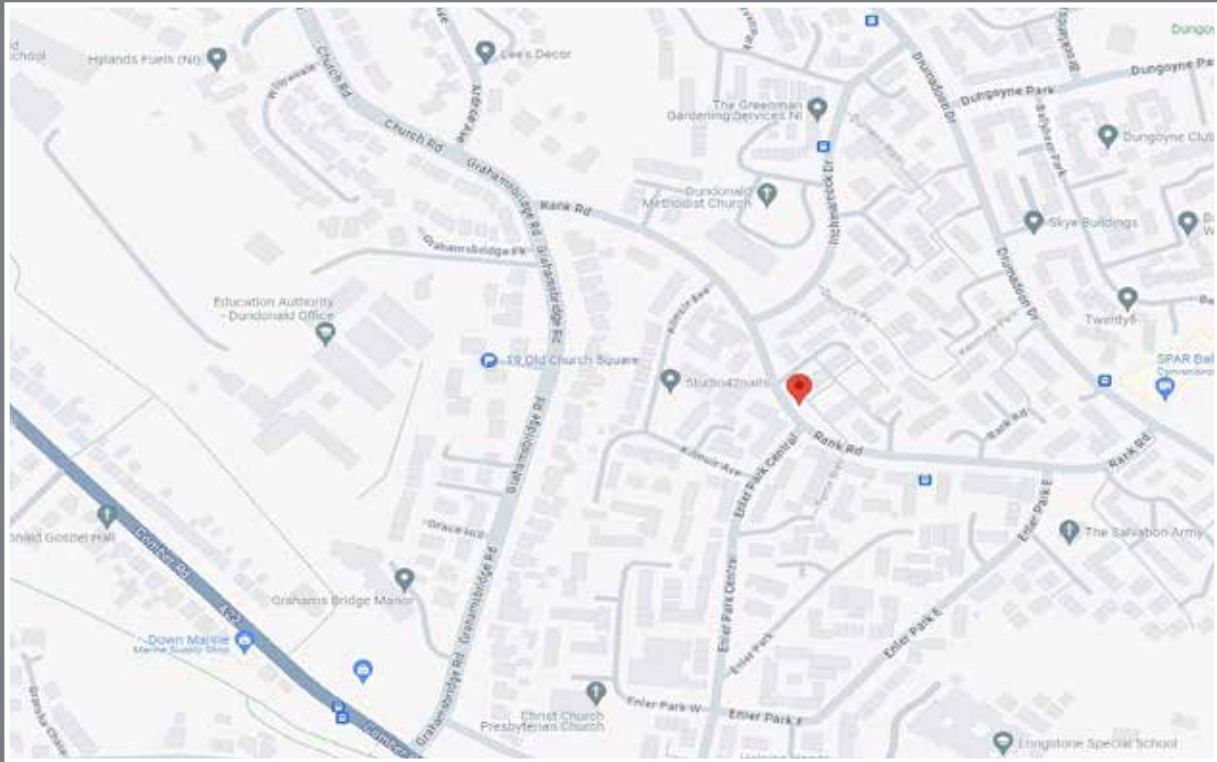
OUTSIDE

Communal parking to rear.



This plan is for illustrative purposes only. Plan produced using PlanUp.
1 Dunoon Park, Dundonald

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+ | A | | |
| 81-81 | B | | |
| 69-80 | C | 73 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 7492-3040-7203-4314-5204

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