



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Cumberland Court,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £174,950

 **Reeds Rains**

reedsrains.co.uk

4 Cumberland Court, Dundonald, Belfast, County Down, BT16

Asking Price: £174,950

EPC Rating: D

We are delighted to present to the open market this well presented mid townhouse, positioned within this highly regarded residential location.

The property internally offers bright accommodation comprising three bedrooms, lounge with fireplace, fitted kitchen open plan to dining and family area and shower room with modern white suite.

Further benefits include oil fired central heating and double glazed windows and well tended garden to rear.

This property is located in a quiet courtyard within walking distance of the increasingly popular Comber Road and its wide range of day to day amenities. Public transport links for city commuting, Stormont Parliament Buildings and the Ulster Hospital are also easily accessible.

This property we have no doubt will create an interest on today's market. Ideally suitable for young professional or investor alike, early internal appraisal is strongly recommended to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance porch, Quarry tiled floor, inner front door with glazed inset to entrance hall, solid wooden floor, under stairs storage.

Ground Floor Cloakroom

White suite, close coupled WC, pedestal wash hand basin with tiled splash back, recessed spotlight.

Lounge

13'4" x 10'6" (4.06m x 3.2m)

Fireplace with slate hearth, solid wooden floor. Double doors to kitchen

Oak Fitted Kitchen Open Plan To Dining And family Area

17' (5.18m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, tiled splash back, ceramic tiled floor, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, ample dining area, double glazed door to garden.

First Floor

Landing

Access to roof space

Bedroom One

13'5" x 9'8" (4.1m x 2.95m)

Bedroom Two

12'2" x 9'7" (3.7m x 2.92m)

Bedroom Three

6'8" x 6'7" (2.03m x 2m)

Shower Room

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps, dual flush close couple WC, recessed spotlights, ceramic tiled floor, hot press with lagged copper cylinder immersion heater and storage above.

Outside

Front garden in shrubs and flowerbeds. Enclosed garden to rear in lawns, paved patio

area, boundary fencing, boiler house with oil fired boiler, PVC oil tank, outside light and tap.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.