

# For Sale

Asking Price: £249,950

SimonBrien



792 Upper Newtownards Road,  
Dundonald, BT16 1UD

[simonbrien.com](http://simonbrien.com)

## Description

This detached bungalow comes to the market and will appeal to a wide range of potential purchasers seeking to buy within this popular residential area of East Belfast.

The layout comprises an entrance hall, living room, dining room, fitted kitchen, lean-to conservatory, three bedrooms and a white shower suite.

The property benefits from Oil Fired Central Heating and uPVC Double Glazed Window Frames.

Outside, there is ample parking to the front and generous gardens to the rear.

Convenient to Dundonald Village, leading primary and post primary schools, public transport links, local parks and the Ulster Hospital are all within easy reach.

Viewing is by private appointment through our Belfast Office on 02890 668888.

## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL:

Composite front door with stained glass insets to entrance hall with laminate wood floor, storage cupboards, access to roofspace via wooden ladder

#### LIVING ROOM:

16' 1" x 11' 7" (4.9m x 3.53m)  
Stone fireplace, laminate wood floor, French doors to

#### DINING ROOM:

10' 6" x 8' 3" (3.2m x 2.51m)  
Laminate wood floor

#### KITCHEN:

11' 5" x 9' 4" (3.48m x 2.84m)  
Range of high and low level units, single drainer stainless steel sink unit with mixer tap, part tiled walls, 4 ring stainless steel gas hob and extractor fan, built in double oven, recessed for fridge freezer

#### LEAN TO:

10' 6" x 8' 4" (3.2m x 2.54m)  
Ceramic tiled floor

## Special Features & Services

- Detached Bungalow In A Popular Residential Setting
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Lean-To Conservatory
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Ample Driveway
- Front & Rear Gardens
- White Shower Suite
- Convenient To Parks, Public Transport & Belfast City Centre
- Close To Dundonald Omni Park, Ulster Hospital & Belfast City Centre
- Viewing By Private Appointment

### BEDROOM (1):

12' 5" x 9' 5" (3.78m x 2.87m)  
Built in wardrobes and cupboards



### BEDROOM (2):

12' 9" x 9' 1" (3.89m x 2.77m)

#### SHOWER ROOM:

Walk in shower, fully tiled shower cubicle, Aquastream electric shower, pedestal wash hand basin, push button WC, fully tiled walls, ceramic tiled floor



### BEDROOM (3):

9' 5" x 7' 2" (2.87m x 2.18m)  
Built in wardrobes

#### OUTSIDE

GARAGE: 20' 3" x 10' 0" (6.17m x 3.05m) Power, light, up and over door.



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## VALUER

**Jonathan Dickson**  
**Branch Manager**  
**Simon Brien Residential**  
**DDI: 02890 595555**  
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**Email: [jdickson@simonbrien.com](mailto:jdickson@simonbrien.com)**

## MORTGAGE ADVICE

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
**503 Lisburn Road, Belfast,**  
**Co. Antrim, BT9 7EZ**  
T: 028 9066 5544  
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