

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**62 OLD DUNDONALD ROAD, BELFAST, BT16
1XS**

OFFERS AROUND £295,000

A deceptively spacious, extended detached property, sitting on a generous site and offering excellent family accommodation with four bedrooms, three receptions, and generous gardens front and rear.

The accommodation comprises of a bright entrance hall, through lounge with gas fire, living room with open fire, modern dining kitchen to include extensive range of attractive units, range of integrated appliances, and ceramic tile flooring open to dining area. Furthermore, the ground floor also includes a study/home office, and rear porch leading to an attached store/utility and garage.

The first floor includes four bedrooms, two with built-in robes. Family bathroom comprising of large walk-in shower cubicle, panelled bath, tiled walls and ceramic tile flooring. Other benefits include oil fired central heating, UPVC double glazed windows, and uPVC fascia and soffits.

Located on the convenient old Dundonald Road, close to the vast range of amenities in Dundonald, this family home sits back from the road offering generous accommodation with attractive gardens and large driveway to front. In need of some modernisation, this property has been much loved over generations, and will be perfect for the next family. View now to avoid disappointment.



Key Features

- Excellent Extended Detached Family Home In Convenient Location
- Modern Kitchen With Range Of Integrated Appliances, Open To Dining
- Family Bathroom With Large Walk-In Shower Cubicle & Separate Bath
- Tarmac Driveway And Generous Gardens To Front And Rear
- Through Lounge With Gas Fire And Living Room With Open Fire
- Four Bedrooms On The First Floor, Two With Built-In Wardrobes
- uPVC Double Glazed Windows And Oil Fired Central Heating System
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Lounge

19'0 x 10'0

Marble fireplace with gas fire and tiled hearth.

Living Room

10'0 x 10'0

Tiled feature fireplace with carved wooden surround.

Dining Kitchen

17'0 x 10'0

Extensive range of high and low level grey gloss units with marble work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in split level oven, ceramic hob, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, part tiled walls with ceramic tiled flooring. Open to dining area.

Study/Home Office

12'1 x 5'1

Wood laminate flooring. Storage space under stairs.

Rear Porch

Ceramic tiled flooring.

First Floor

Landing

Bedroom 1

11'0 x 10'0

(at widest point) Full length range of built-in robes with sliding mirror doors.

Bedroom 2

10'0 x 10'0

Bedroom 3

9'0 x 8'0

Plus double built-in robes.

Bedroom 4

7'0 x 6'1

(at widest point)

Bathroom

Coloured suite comprising large walk-in shower cubicle with PVC cladding, splashback and sliding shower door, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, chrome feature radiator, part tiled walls, ceramic tiled flooring, linen cupboard.

Outside

Generous front garden with lawn surrounded by flowerbeds with mature shrubs. Large tarmac driveway with turning space. Enclosed rear garden with lawn, flowerbeds, patio area and boundary fencing.

Attached Garage

15'1 x 10'0

Light and power, oil fired boiler, roller shutter door. Access to:

Attached Store/Utility

12'1 x 10'0

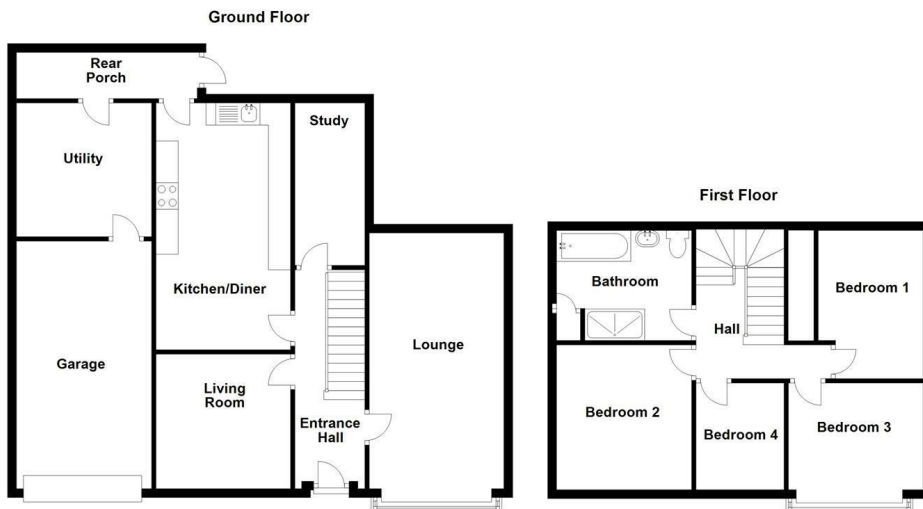
Power. Plumbing for washing machine.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	51	60
		60
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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