



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 OLD DUNDONALD ROAD, BELFAST,
DUNDONALD, BT16 2EG**

OFFERS AROUND £445,000

Set on the sought after Old Dundonald Road, this impressive, detached family home offering approximately 2800 sq ft, occupies approximately three-quarters of an acre of beautifully landscaped gardens. Combining generous space, modern comfort, and timeless charm, it is perfectly suited to families, professionals, and couples alike.

Inside, the home offers three well-proportioned reception rooms, each filled with character and original period features, and a double glazed sun room overlooking the gardens, and also to the rear, a substantial extension elevates the property, showcasing an impressive snooker room, with its own feature bar area, alongside a bright and versatile living area. With direct access to the integral garage, this space is ideal for both entertaining and family life.

Upstairs, three spacious double bedrooms are complemented by a large family bathroom and an additional cloakroom with WC and storage. The property further benefits from oil fired central heating and double glazing.

The property's location adds further appeal, just a few miles from Belfast centre, with excellent road connections, and close to some of East Belfast's most highly regarded schools, as well as local amenities such as the Comber Greenway, Eastside Entertainment Centre and David Lloyd gym. An ideal choice for a wide range of purchasers, we strongly recommend an internal inspection to appreciate all this fine home has to offer.



Key Features

- Secluded Detached Family Home With Approx 3/4 Acre Of Gardens
- Attractive Fitted Kitchen With Excellent Range Of Units Leading to:
- Three Double Bedrooms On First Floor Plus Large Family Bathroom
- Driveway Leading to Integral Garage And Superb Parking
- Three Reception Room With Period Features Plus Spacious Sun Room
- Fantastic Extension To Rear For Amazing Snooker Room & Living Area
- Oil Fired Central Heating System And Double Glazed Windows
- Magnificent, Well Cared For Gardens With Mature Trees And Lawn



Accommodation Comprises

Reception Hall

Tiled flooring, cornice.

Dining Room

16'2 x 12'6

(into bay) Oak strip wood flooring, cornice, picture rail, original marble fireplace with tiled inset and slate hearth.

Lounge

15'7 x 15'7

(into double bay windows)
Attractive fireplace with cast iron inset and living flame gas fire, cornice, picture rail.

Living Room

16'0 x 9'9

Tiled fireplace with marble inset and hearth, cornice, picture rail, sliding door to:-

Sun Room

13'2 x 11'6

Tiled flooring, double doors to lawn.

Kitchen/Breakfast Room

13'5 x 10'9

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, integrated fridge, integrated dishwasher, part tiled walls, fully tiled flooring.

Games Room

37'0 x 18'2

Fully tiled flooring, corner bar area, cornice, patio doors.

Shower Room

Comprising shower cubicle, low flush WC, pedestal wash hand basin, fully tiled walls, fully tiled floor, velux window, access to:-

Storage

23'3 x 14'8

Oil fired boiler, sink unit, up and over door.

First Floor

Bedroom 1

17'0 x 12'7

Range of built in robes and dressing table.

Bedroom 2

12'6 x 9'8

Cast iron fireplace, built in robe.

Bedroom 3

12'6 x 12'3

Built in cupboard.

Bathroom

Coloured suite comprising panelled bath with hand held shower, corner shower, pedestal wash hand basin, low flush WC, part tiled walls, tongue and groove panelled ceiling.

Separate WC

Wash hand basin, built in cupboard.

Outside

Approached via elegant entrance pillars, the sweeping tarmac driveway guides you through beautifully maintained gardens before reaching the property. Offering generous parking facilities and access to an integral garage, the exterior is as

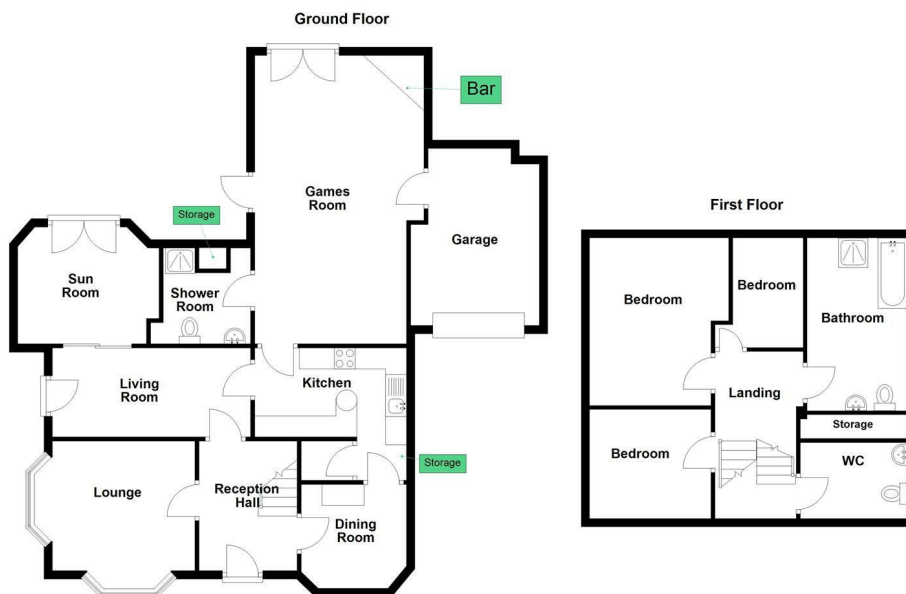
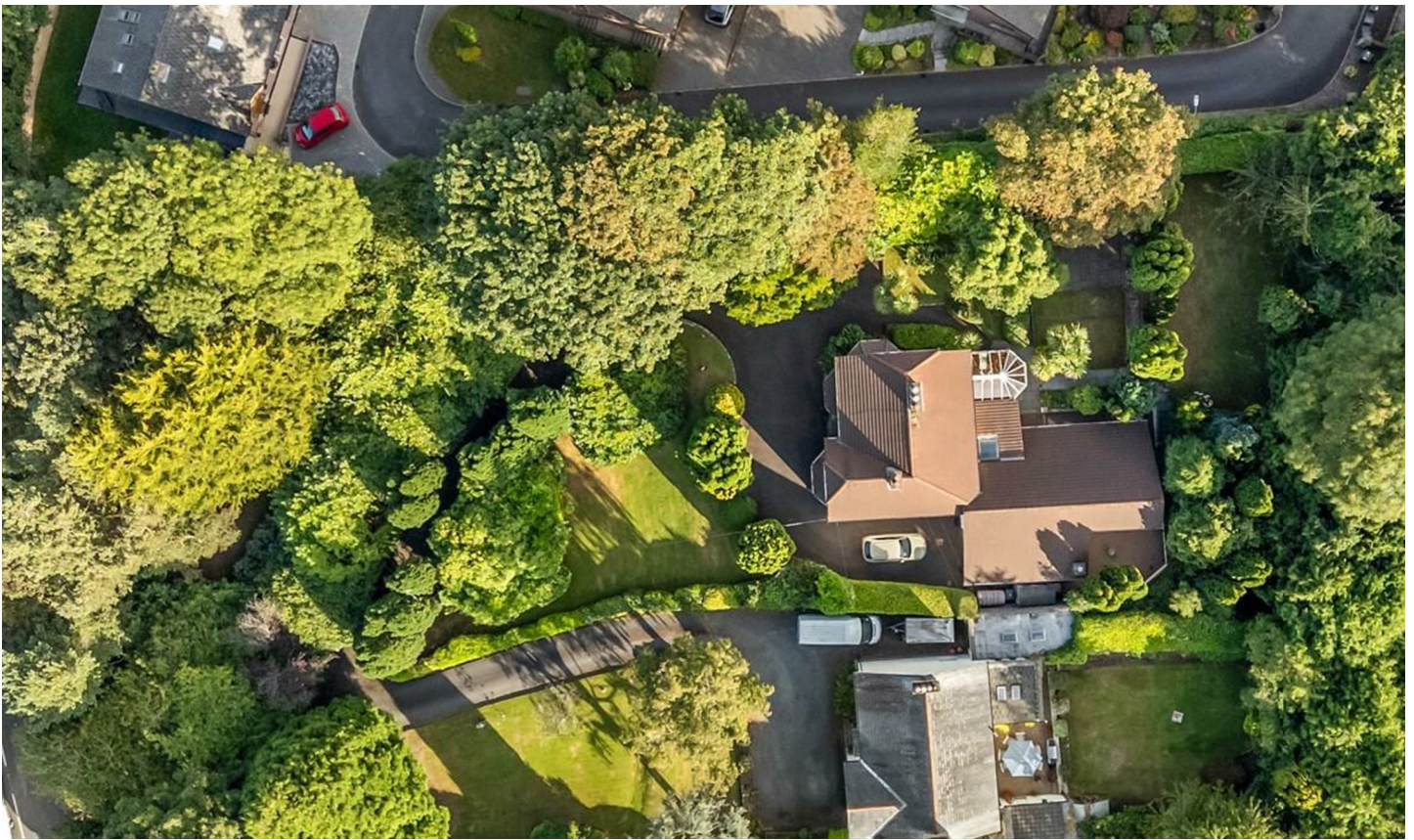
practical as it is picturesque. The gardens present a wonderful combination of rolling lawns, patio areas, and an abundance of mature trees and shrubs plus a charming pond and meandering pathways complete this idyllic setting.











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	43	50
	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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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