



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**102 CUMBERLAND ROAD,
DUNDONALD, BELFAST, BT16 2BB**

OFFERS AROUND £179,950



Located in the ever-popular Cumberland Road in the heart of Dundonald, Belfast, this delightful red brick semi-detached home presents an exceptional opportunity to create your dream home.

Ideally located close to local schools, shops, and transport links, it's perfectly suited for families, professionals, or anyone seeking convenience and charm.

Comprising two reception rooms, and three well-proportioned bedrooms, plus kitchen and bathroom suite. The property further benefits from oil-fired central heating and partial double glazing.

Outside, the home enjoys a driveway to the front with garden and a rear garden and garage.

Requiring modernisation, this property is an ideal project for those seeking to a project home and would suit a wide range of purchasers including builder and investors and the full potential of this home can only be appreciated upon an internal inspection.



Key Features

- Red Brick Semi-Detached Home Located in Dundonald, Belfast
- Excellent Location Close to Many Local Schools, Amenities and Transport Links
- Two Generous and Bright Reception Rooms
- First Floor Includes Three Well-Proportioned Bedrooms
- Oil-Fired Central Heating And Partial Double Glazing
- Attractive Easily Managed Gardens Plus Detached Garage
- Priced To Allow For Modernisation Works
- Ideal Project For A wide Range Of Purchasers



Accommodation Comprises

Entrance Porch

PVC front door.

Entrance Hall

Lounge

12'3 x 11'8

Timber panelled wall.

Dining Room

12'5 x 10'7

Kitchen

9'5 x 9'

Range of high and low level units, inset sink unit with mixer taps, plumbed for washing machine, space for cooker, part tiled walls.

First Floor Landing

Bedroom 1

12'2 x 10'

Range of built in robes.

Bedroom 2

12'6 x 9'3

Built in robe.

Bedroom 3

9'4 x 7'4

Bathroom

Coloured suite comprising: Wood panelled walls, panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, built in storage.

Separate WC

Low flush WC.

Detached Garage

Oil fired boiler.

Outside

Paved driveway and garden to front, rear garden in lawn, PVC oil tank.

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.

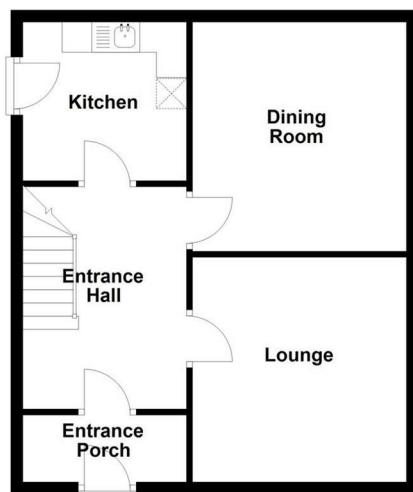
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

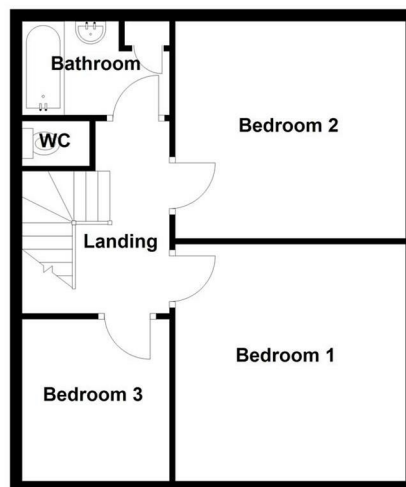




Ground Floor



First Floor



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		79	57
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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