

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3A CUMBERLAND DRIVE,
DUNDONALD, BT16 2AT**

OFFERS AROUND £244,950



An excellent three bedroom semi-detached house that was built within the last twenty years. The property offers parking to the front, a garden to the rear, a good-sized living room, and a kitchen with dining area.

The living room is spacious and comfortable, and offers double doors leading through to the kitchen/dining room. The kitchen with dining area is a very desirable feature in a modern property, a functional space where residents can cook meals and entertain guests. The garden to the rear is great for families with children or pets. It could also provide a space for entertaining guests or just relaxing in the sun.

Overall, a fantastic three bedroom semi-detached property. A great option for families or anyone looking for a modern and comfortable home. This type of property is very popular among homebuyers, families, young couples, and first time buyers. An internal inspection will be essential to appreciate fully all it has to offer.



Key Features

- Attractive Semi Detached Property Built Approx Twenty Years Ago
- Good Sized Living Room With Double Doors To Kitchen
- Three Bedrooms, Master With Ensuite
- Large Fitted Kitchen Open Plan To Breakfast / Dining Area
- Gas Fired Heating And Pvc Double Glazing
- Attractive Private Garden To Rear
- Paved Driveway To Front
- Ideal For A Multiple Range Of Purchasers



Accommodation Comprises:

Entrance Hall

Storage under stairs including gas combi boiler. Laminate strip wood flooring.

Living Room

17'5 x 11'3

Attractive tiled fireplace with inset and hearth, plumbed for gas fire. Double doors to:

Kitchen/Dining Area

18'0 x 11'4

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and four ring hob, integrated dishwasher and plumbed for washing machine. Fully tiled flooring, part tiled walls and recessed spotlighting. PVC double doors to rear.

First Floor

Landing

Storage Cupboard.

Bedroom 1

11'3 x 11'9

Ensuite

Shower cubicle, Mira electric shower, pedestal wash hand basin and low flush WC. Part tiled walls.

Bedroom 2

11'3 x 11'0

Bedroom 3

7'6 x 6'7

Bathroom

White suite comprising panelled bath, hand held shower, vanity unit, low flush WC and towel rail. Fully tiled walls, fully tiled flooring and recessed spotlighting.

Outside

Paved driveway to front, garden in lawn. Patio to rear to attractive garden in lawn. Storage shed.

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.

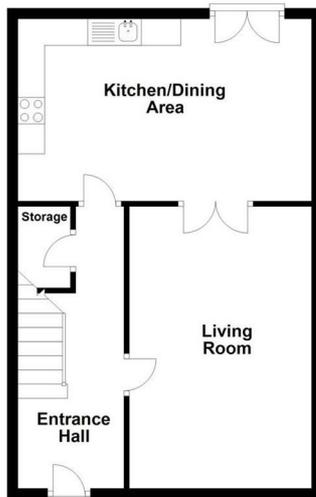
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

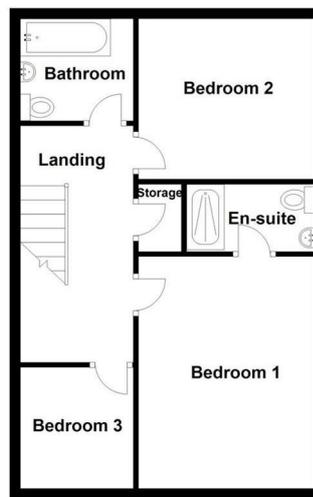




Ground Floor



First Floor



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.

3A Cumberland Drive, Dundonald

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) 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			
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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