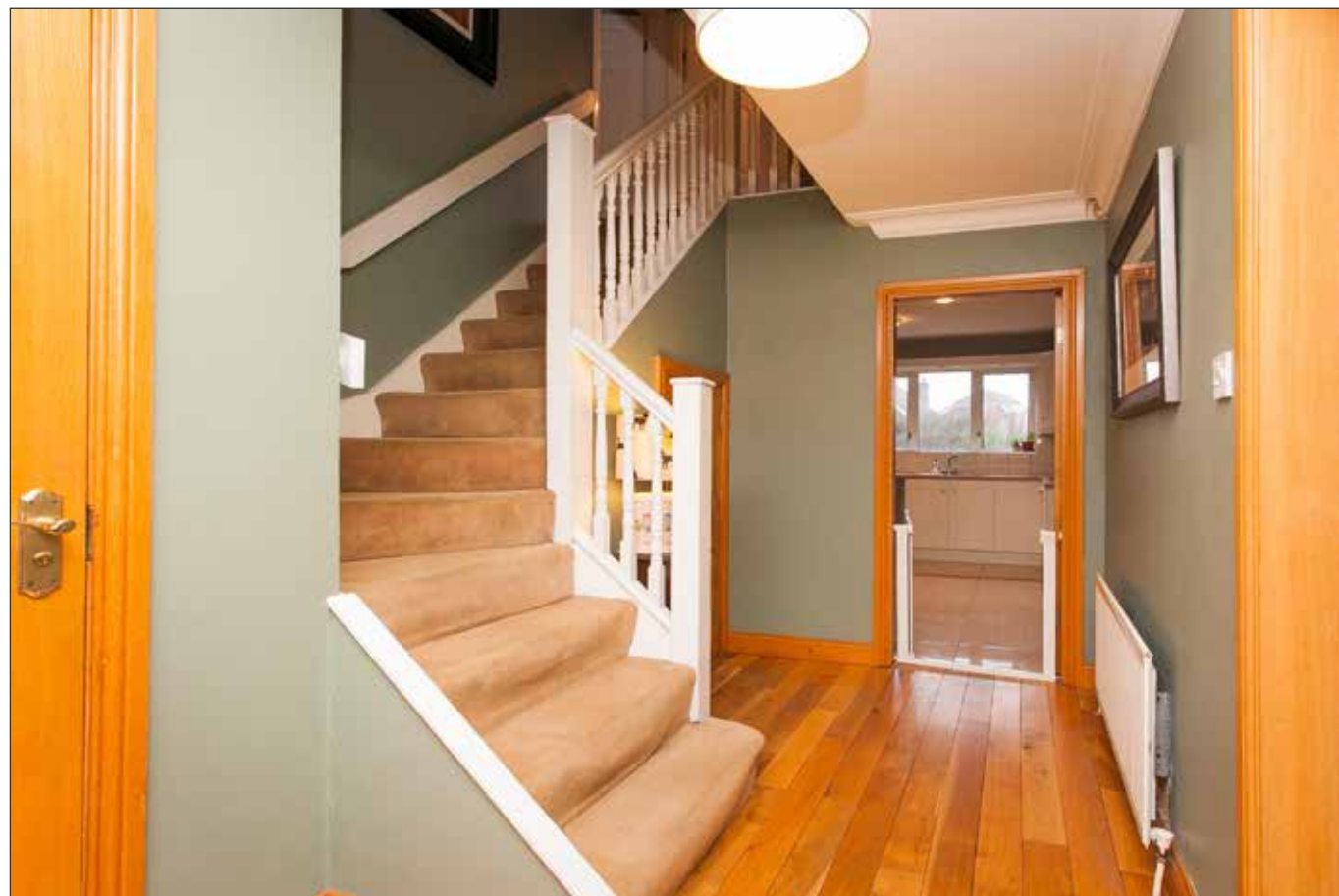


12 Lambert Park,  
Dundonald, Belfast, BT16 1LG



Asking Price £299,950

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Detached Property In A Cul-De-Sac Location
- Four Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Large Living Room With Stone Fireplace
- Family Room
- Modern Kitchen With Integrated Appliances / Dining Area
- Downstairs Cloakroom With WC
- Integral Garage
- Main Bathroom In White Suite
- Oil Fired Central Heating
- Off Street Parking
- Sizeable Enclosed Landscaped Gardens In Lawn With Terrace & Patio Areas
- Convenient To Dundonald Village, Primary & Post Primary Schools & Public Transport Links
- Close To Shops, The Ulster Hospital, Stormont Estate & Belfast City Centre

## SUMMARY

This attractive detached property occupies a generous site within a cul-de-sac setting within Lambert Park, Dundonald.

The layout comprises an entrance hall with understair storage and cloakroom with WC, a large living room with stone fireplace linking to a family room via French doors, a modern kitchen with integrated appliances open to a dining area and the integral garage. On the first floor, is a family bathroom in white suite and four well proportioned bedrooms - the main bedroom benefits from an ensuite shower room in contemporary white suite.

Outside, the property has off street parking to the front along with an electric charging point and landscaped gardens to the rear with a garden in lawn, a patio and a terraced garden area.

Convenient to Belfast City Centre, the Ulster Hospital, Stormont Estate, local primary and post primary schools are also convenient, so too is Dundonald Omni Park and public transport links.



## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with double glazed inset and side panels leading to:

### ENTRANCE HALL:

Solid wooden floor. Understairs storage cupboard.

### CLOAKROOM:

Contemporary white suite comprising push button WC. Vanity unit with mixer taps. Partially tiled walls. Solid wooden floor.

### LIVING ROOM:

**18' 3" x 11' 5" (5.56m x 3.48m)**

Stone fireplace with open fire. Laminate wooden floor. French doors to:

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**FAMILY ROOM:**  
**10' 1" x 10' 1" (3.07m x 3.07m)**

Laminate wooden floor.

**KITCHEN / DINING AREA:**  
**12' 7" x 10' 3" (3.84m x 3.12m)**

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. 4 ring electric hob with stainless steel extractor fan over. Plumbed for dishwasher. Eye level oven. Ceramic tiled floor. Open to:

**DINING ROOM:**  
**14' 8" x 8' 10" (4.47m x 2.69m)**

Ceramic tiled floor. Double glazed patio door to:

**INTEGRAL GARAGE:**  
**16' 2" x 13' 9" (4.93m x 4.19m)**

Roller shutter door. Power and light. Oil fired boiler.





## FIRST FLOOR

### LANDING:

Access to roof space. Solid wooden floor.

### BEDROOM (1):

20' 4" x 14' 4" (6.2m x 4.37m)

### ENSUITE SHOWER ROOM:

Contemporary white suite comprising, fully tiled shower cubicle with thermostatic shower. Vanity unit with mixer taps. Push button WC. Ceramic tiled floor. Fully tiled walls. Chrome towel radiator.

### BEDROOM (2):

15' 10" x 11' 7" (4.83m x 3.53m)

Built-in wardrobe.

### BEDROOM (3):

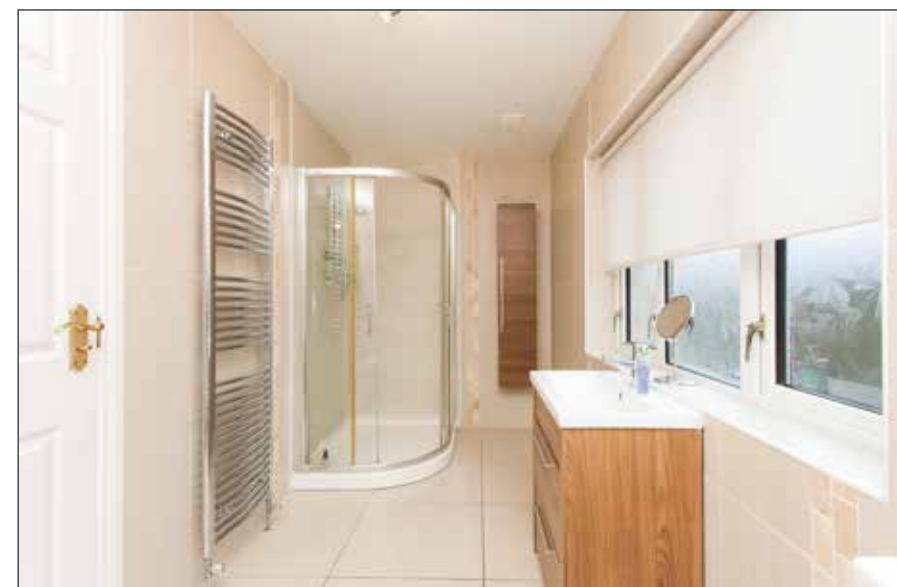
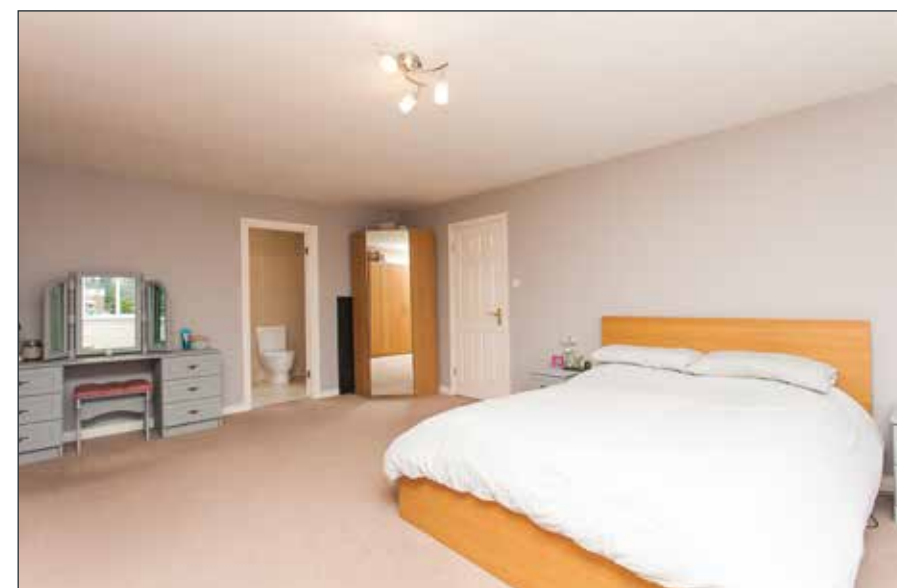
12' 8" x 11' 6" (3.86m x 3.51m)

Laminate wooden floor. Built-in wardrobe.

### BEDROOM (4):

8' 11" x 8' 9" (2.72m x 2.67m)

Laminate wooden floor.







#### **BATHROOM:**

White suite comprising panelled bath with 'Triton' electric shower over. Pedestal wash hand basin. Low flush WC. Ceramic tiled floor. Fully tiled walls. Recessed spotlighting. Access to shelved hot press.

#### **OUTSIDE**

Rear patio area. Generous garden in lawn. Further garden area to side. Front garden in lawn. Brick driveway.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/K/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		59
<b>E</b> 39-54	42	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 0367-2991-0559-9595-5821

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