

simon**BRIEN**  
RESIDENTIAL

143 Comber Road,  
Dundonald, BT16 2BU



Offer Around £325,000

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

## KEY FEATURES

- Beautiful Recently Renovated Four Bedroom Semi-Detached Family Home Located on the Comber Road in Dundonald, East Belfast
- Retaining Many Original Highly Sought After Period Features Throughout
- Spanning Circa 1500 Square Feet
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to the Glider Bus Route
- Close to Excellent Schools, Parks, Belfast City Airport and the Ulster Hospital
- Four Excellent Bedrooms, Main Bedroom with Newly Fitted Luxurious En-Suite Shower Room
- Separate Newly Fitted Modern Family Bathroom with White Suite
- Spacious Hallway with Original Painted Wooden Paneling and Front Door with Stain Glass Insets
- Living Room with Bay Window
- Separate Lounge / Dining Area Open to Kitchen
- Part Fitted Kitchen with Access to Rear Garden
- Roofspace Access with Excellent Additional Storage
- Driveway Laid in Gravel with Ample Private off Steet Parking
- Enclosed Front Garden with Surrounding Hedging
- Extensive Enclosed Private Rear Garden with Southerly Aspect Ideal for Outdoor Entertaining
- Newly Installed Gas Fired Central Heating and Updated Electrics
- UPVC Double Glazing
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Family and Young Professional
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this recently refurbished and deceptively spacious four-bedroom semi-detached property located on the Comber Road in Dundonald, East Belfast. The property boasts ease of access to a range of amenities including the bustling Ballyhackamore, Eastpoint Entertainment Village, Belfast Ulster Hospital and David Lloyd Health Club. Also close at hand are main arterial routes including the Glider service leading to Belfast City Centre and Belfast City Airport making this property ideal for the daily commuter.

Internally, the property comprises of: Spacious reception hall full of original features and wooden panelled walls, separate living room with bay window, lounge / dining area open to the kitchen and a part fitted kitchen with access to the rear garden. The first floor provides four excellent bedrooms with the main bedroom containing a luxurious en-suite shower room. The first floor also provides a further family bathroom with white suite and access to the roofspace with excellent additional storage.

Externally, the property comprises of a driveway in gravel with private off-street parking and an extensive enclosed private rear garden with southerly aspect which backs on to the Comber Greenway. The property further benefits from UPVC double glazing, updated electrics and newly installed gas fired central heating.

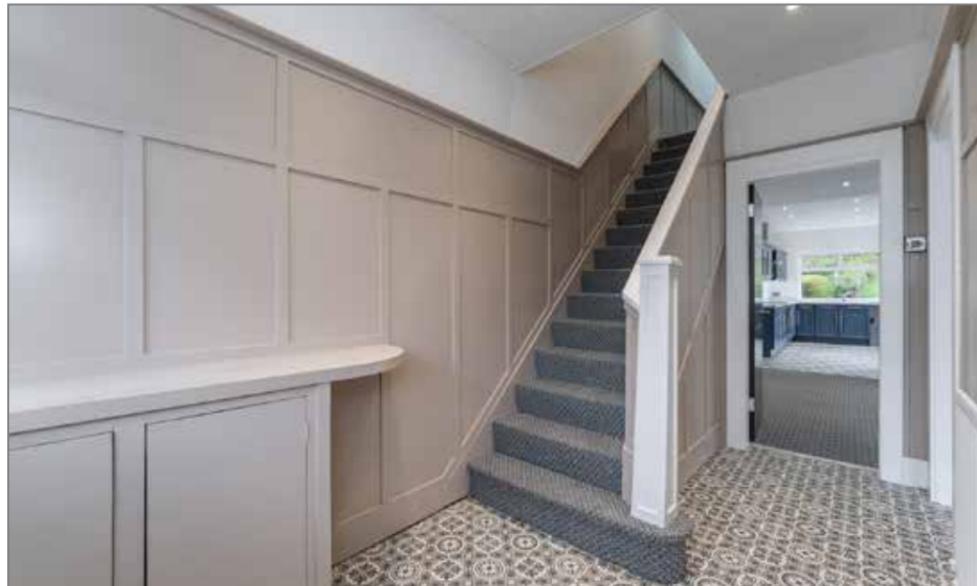
With nothing left to do but simply move in, boasting a fantastic rear garden with mature southerly aspect and no onward chain we are sure interest will be high. We therefore recommend viewing at your earliest convenience.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Covered entrance porch, hardwood glazed front door with frosted glass insets, toplights and stained glass inset with lead detailing. Reception hall with wooden panelled walls, access cupboard to electric meter, storage cupboard under stairs



#### LOUNGE:

16' 3" x 11' 5"  
(4.95m x 3.48m)

Outlook to front, stained glass toplights with lead detailing, cornice ceiling, low voltage recessed spot lighting



**KITCHEN/LIVING/DINING SPACE:**

**27' 7" x 18' 0" (8.41m x 5.49m)**

Outlook to rear, living area with outlook to bay window, vinyl flooring, floor to ceiling radiator, kitchen with range of high and low level units, laminate effect worktops with upstand, stainless steel single drainer sink with chrome mixer taps, 4 ring ceramic hob with built in oven and grill and extractor fan, low voltage recessed spotlighting, uPVC double glazed access door to rear garden



**FIRST FLOOR**

**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, freestanding bath with chrome mixer tap, frosted glass picture window, low voltage recessed spotlighting, floor to ceiling radiator, corner shower with glass sliding door, fully cladded shower enclosure, thermostatic control valve and telephone attachment, extractor fan.



**BEDROOM (4):**

**10' 3" x 8' 2" (3.12m x 2.49m)**

Outlook to rear, low voltage recessed spotlighting



**LANDING:**



**BEDROOM (2):**

**11' 7" x 8' 0" (3.53m x 2.44m)**

Outlook to rear, low voltage recessed spotlighting



**BEDROOM (3):**

**7' 5" x 6' 8" (2.26m x 2.03m)**

Outlook to front, low voltage recessed spotlighting



**BEDROOM (1):**  
**16' 3" x 11' 6" (4.95m x 3.51m)**

Outlook to front, low voltage recessed spotlighting



**ENSUITE BATHROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass bi-folding door, fully cladded enclosure, chrome thermostatic control valve and telephone attachment, floor to ceiling radiator, frosted glass window, low voltage recessed spotlighting and extractor fan

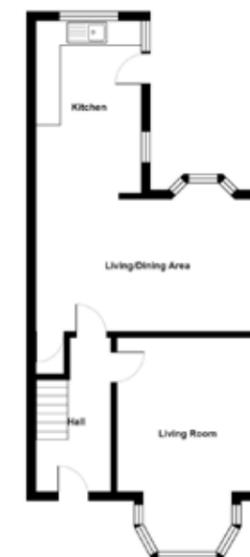


**OUTSIDE**

Extensive enclosed private rear garden, further pebbled driveway area, garden laid in lawns with surrounding shrubs trees and hedging. Detached garage with metal up and over door and power and light.



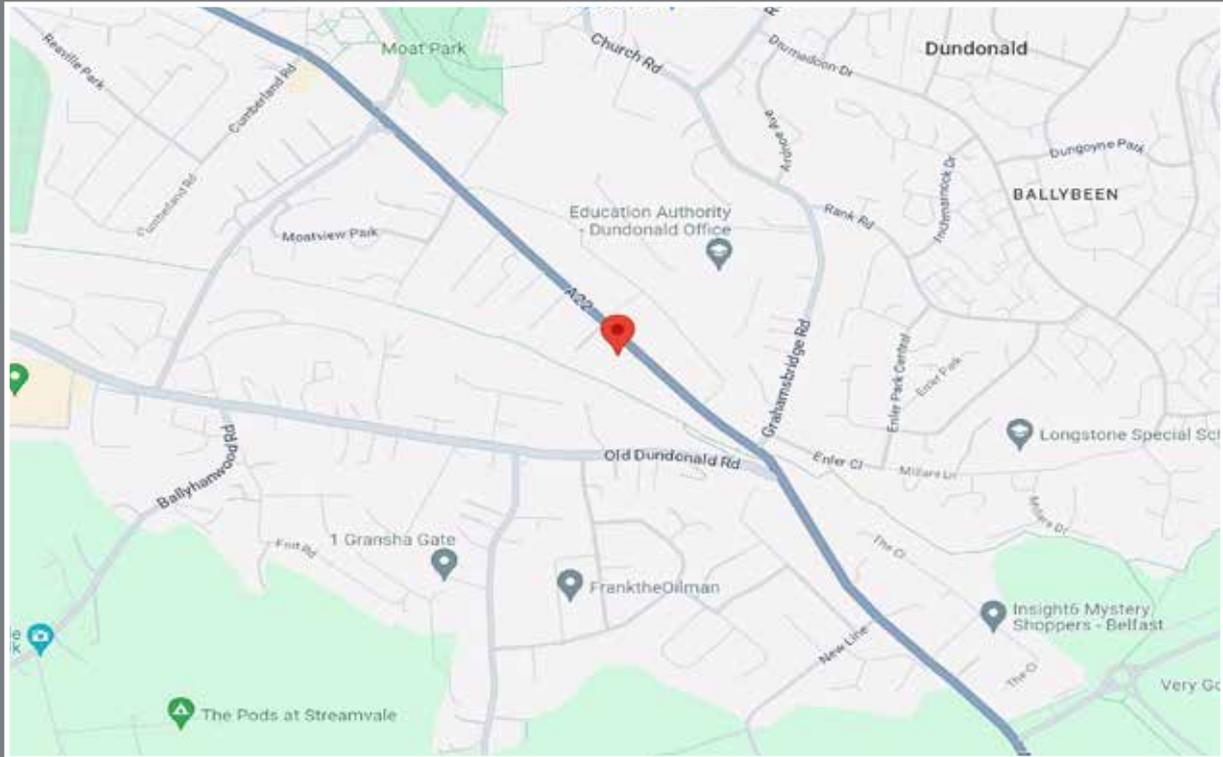
GROUND FLOOR



FIRST FLOOR



# 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: RMcK/C/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 3603-8594-5102-0107-8706

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