

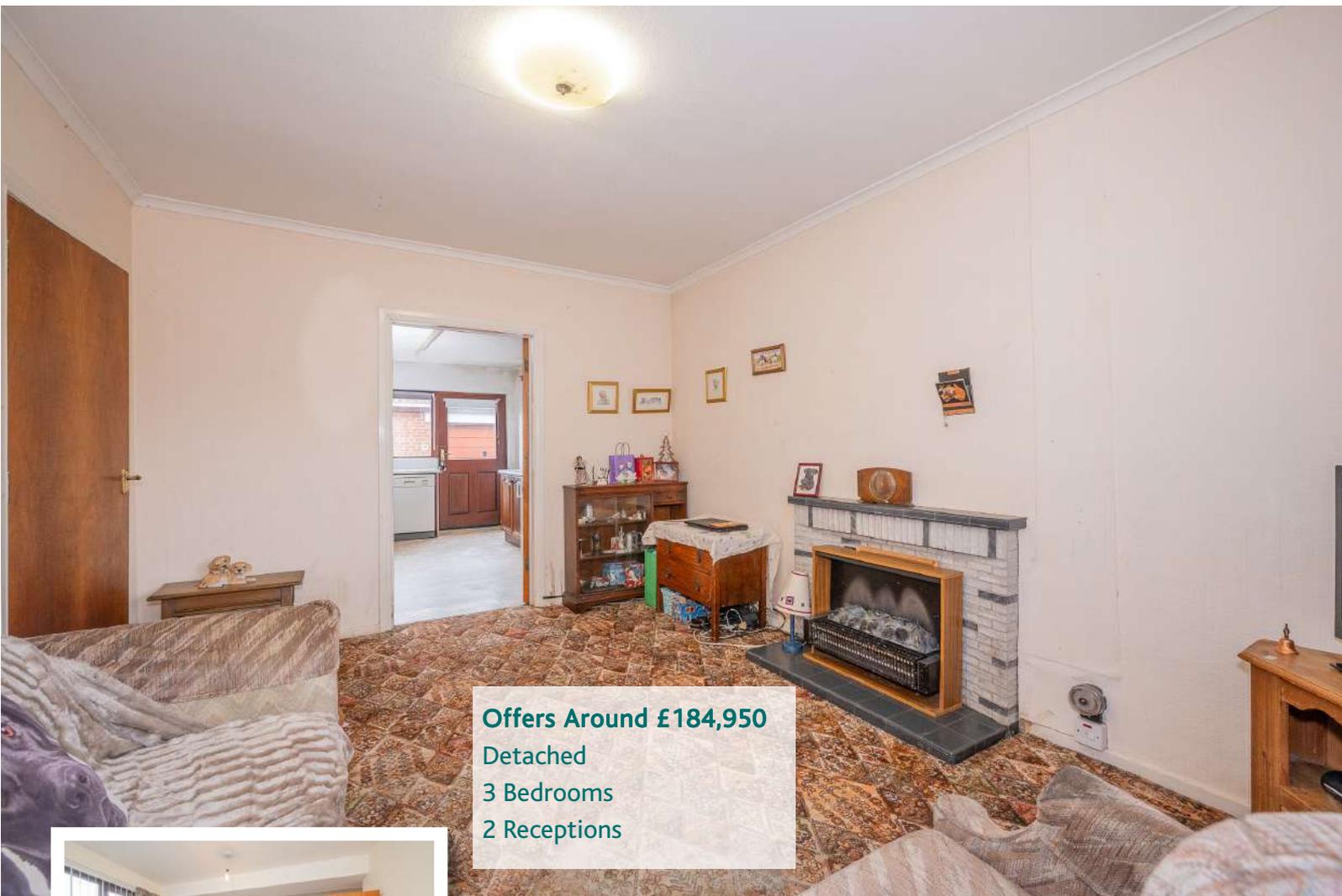


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

61 Cumberland Park | Dundonald, BT16 2AZ
OFFERS AROUND £184,950

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and to Arrange a Viewing





Offers Around £184,950
Detached
3 Bedrooms
2 Receptions

Property Features

- Deceptively Spacious Three Bedroom Detached Property Located Just off the Upper Newtownards Road in East Belfast
- Within Close Proximity to Ballyhackamore, Eastpoint Entertainment Village, Belfast Ulster Hospital and David Lloyd Health Club
- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes such as the Glider Bus Service
- Priced to Allow for Modernisation with Excellent Potential
- Three Well Appointed Bedrooms
- Front Lounge
- Fitted Kitchen with Ample Space for Casual Dining
- Separate Living/Dining Room
- Downstairs Family Bathroom with White Suite
- Generous Under Stairs Storage
- Driveway with Off Street Private Parking
- Detached Garage
- Extensive Enclosed Side and Rear Garden
- Oil Fired Central Heating & UPVC Double Glazing



Accommodation

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Downstairs Family Bathroom
- Lounge
14' x 10'6"
- Kitchen
14'4" x 10'
- Living / Dining Room
14'7" x 11'

First Floor

- Landing
- Bedroom One
14'3" x 10'6"
- Bedroom Two
10'7" x 8'7"
- Bedroom Three
10'8" x 7'4"

Outside

- Garage
18'5" x 11'4"
- Rear Garden Part Laid in Concrete
- Side Garden

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



This deceptively spacious three bedroom detached property is conveniently located just off the Upper Newtownards Road in East Belfast and occupies a fantastic corner site. The property boasts ease of access to a range of amenities including the bustling Ballyhackamore, Eastpoint Entertainment Village and David Lloyd Health Club. Also nearby 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.

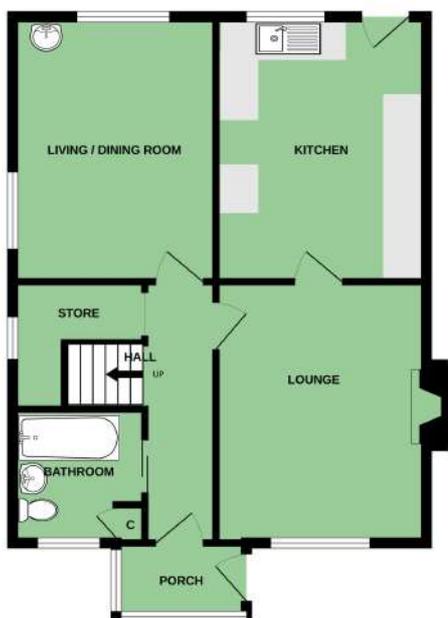
Internally, the property comprises of reception porch, spacious reception hall with generous understairs storage, front lounge leading to a fitted kitchen with ample space for casual dining, separate living/dining room and a downstairs family bathroom with white suite. To the first floor, there are three well-proportioned bedrooms.

Externally, the property comprises of a driveway with private off-street parking leading to a detached garage and extensive enclosed private rear and side gardens. The property further benefits from UPVC double glazing and oil-fired central heating.

Ideally suited to the first-time buyer, young professional, investor, or young family and priced to allow for modernisation, we are sure interest will be high.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Directions

Travelling along the Upper Newtownards Road in the direction of Ulster Hospital, turn right on to Galway Park. Continue straight on to Reaville Park. Take the second right on to Cumberland Park. No 61 is located at the end of the road on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			63
(39 - 54) E			
(21 - 38) F		37	
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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