



# 12 QUARRY LANE

Dundonald, BT16 2HG

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*Offers around* **£340,000**



DETACHED | 4  | 2  | 2 

Nestled within a quiet and highly desirable cul-de-sac, 12 Quarry Lane, Dundonald is a beautifully presented four-bedroom detached family home offering flexible accommodation and a superb location close to a wide range of amenities.

## KEY FEATURES

- Situated in a quiet cul-de-sac in a sought-after Dundonald location
- Close to Ulster Hospital, Comber Greenway, Glider routes, David Lloyd Leisure Club & Dundonald Entertainment Complex
- Ideal for families, commuters, and those seeking convenience and tranquillity
- Four-bedroom detached family home
- Flexible accommodation across two floors
- Reception Hall
- Lounge uPVC French doors to rear patio and garden and multi-fuel stove
- Kitchen with Granite Worksurface and Range of Integrated Appliances open to...
- Sun lounge with solid oak flooring and Opus cast iron wood-burning stove and French Doors Leading to Mature Rear Garden
- Primary Bedroom with En suite shower room





## ROOM DETAILS

### *First Floor*

- Lounge  
19'8" x 12'8"
- Kitchen  
22'11" x 11'5"
- Sun Lounge/Garden Room  
15'1" x 11'5"
- Bedroom One  
14'10" x 9'5"
- Ensuite Shower Room

### *First Floor*

- Bedroom Two  
11'4" x 9'10"
- Bedroom Three  
11'4" x 9'5"
- Bathroom  
10'2" x 9'5"

### *Ground Floor*

- Bedroom Four  
12'8" x 11'1"
- Home Office/Garage  
14'10" x 11'5"
- Utility Room  
11'5" x 7'11"
- Basement Storage  
25'2" x 11'5"

### *Outside*

- Gravel driveway, ample parking, access through double gates, mature front gardens laid in lawns, mature shrubs, outdoor lighting, water tap, steps to left hand side leading to front door, enclosed to rear with paved patio areas, gardens laid in lawns, rear garden, timber built-in seating, shed.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling along the Old Dundonald Road, turn onto Quarry Lane and number 12 is on the right hand side.*



## THE LOCAL AREA

*Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	48	63

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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