



**52 Fort Road, Dundonald, BT16 1XR**  
**Well Proportioned Semi Detached Villa With Space for a Family - £169,950**



# 52 Fort Road, Dundonald, BT16 1XR

## Well Proportioned Semi Detached Villa - £169,950

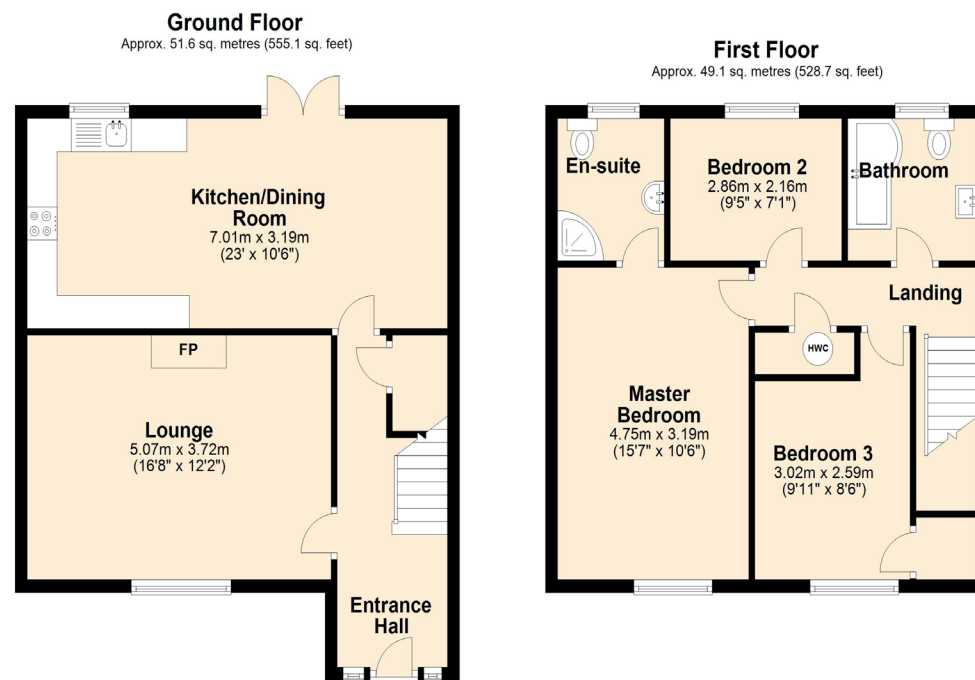
At the end of a quiet cul-de-sac in this small established development, this spacious semi benefits from a prime position in this highly sought after location. The accommodation boasts an up-to-date bathroom plus shower room ensuite to the master bedroom among its many features and the only way to appreciate its practicality is by an appointment to view.

## Key Features

- Well Proportioned Semi Detached Villa With Space for a Family
- Spacious Lounge With Open Fire
- Well Fitted Kitchen With Built-In Appliances Open Plan to Dining Area
- Upgraded Deluxe Bathroom With Modern White Suite
- Three Bedrooms Including Master With Shower Room Ensuite
- Oil Fired Central Heating
- Double Glazed Windows
- Tarmac Driveway With Double Gates to Additional Secure Parking Area, Ideal For a Caravan /Boat Etc

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

## Floor Plans



Total area: approx. 100.7 sq. metres (1083.8 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

52 Fort Road, Dundonald





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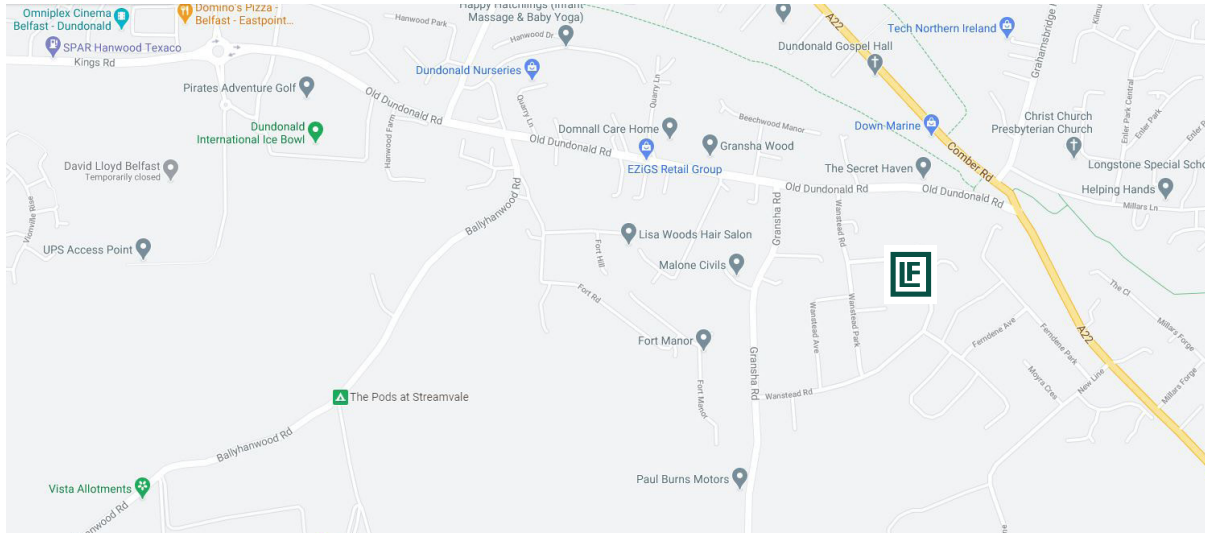







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
	60	69
Northern Ireland		EU Directive 2002/91/EC
		

RRN: 2361-8919-1512-8471-4612

## Office Information

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