

# RODGERS & FINNEY

Estate agents and letting specialists

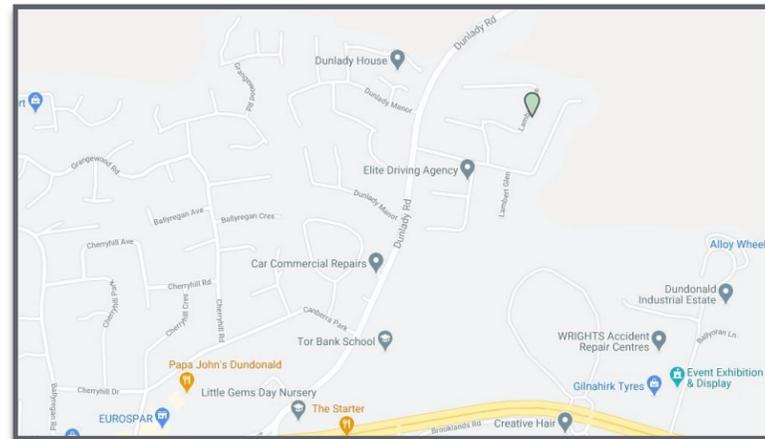
## 11 Lambert Rise Dundonald BT16 1LQ



OFFERS AROUND  
**£329,950**

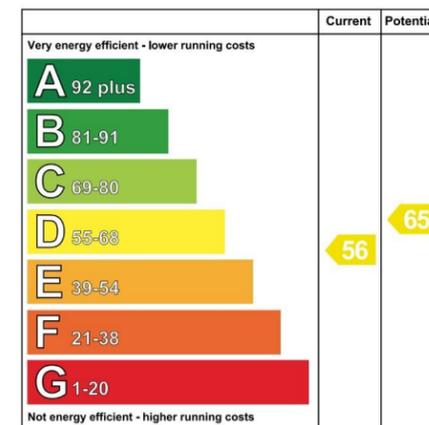
### LOCATION

Travelling out of Dundonald village along the Upper Newtownards Road, turn left at the traffic lights onto Dunlady Road. Continue up the hill, turn right onto Lambert Avenue then left into Lambert Rise. Number 11 is on the right hand side.



### EFFICIENCY RATING (EPC)

Current D56 Potential D65



### RATES

The rates assessment for the year 2019/2020 is approx. £1804.50 per annum (Calculated by LPS NI)

### VIEWING

By appointment with Rodgers & Finney only.

### PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

### MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



ASK US ABOUT OUR PROPERTY  
RENTAL & MANAGEMENT SERVICE

### AWARD WINNING



### DISCLAIMER

*These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.*



# R

**RODGERS  
& FINNEY**



**Estate agents and  
letting specialists**

028 9065 3111

251 Upper Newtownards Road,

Belfast, BT4 3JF

www.rodgersandfinney.co.uk

info@rodgersandfinney.co.uk

- Unique Period Property In a Prestigious and Sought After Location
- Within Close Proximity to Some of East Belfast's Leading Schools, Restaurants, Shops and Various Other Local Amenities
- Retains Some Original Features Including Cornice Ceilings, Picture Rails and Fireplaces
- Bright & Spacious Lounge With a Feature Fireplace and Bay Window
- Second Reception Room with Feature Fireplace and Original Features
- Open Plan Modern Fitted Kitchen to an Extended Dining Area and Access to Rear Garden
- Four Double Bedrooms Spread Over Two Floors
- Family Bathroom on First Floor
- Oil Fired Central Heating / uPVC Double Glazed Throughout
- Landscaped Rear Garden with Flowerbeds and Patio Area
- Leading Local Primary and Secondary Schools
- Convenient Public Transport Links for Belfast City Centre
- Immaculately Presented Throughout
- Walking Distance to Belmont and Ballyhackamore Villages



## THE PROPERTY COMPRISES:

### Ground Floor

#### RECEPTION HALL:

LOUNGE: 15' 11" x 13' 6" (4.85m x 4.11m)

LIVING ROOM: 17' 2" x 13' 8" (5.22m x 4.17m)

#### GROUND FLOOR W.C.:

KITCHEN: 18' 5" x 9' 3" (5.62m x 2.83m)

DINING ROOM: 13' 2" x 11' 9" (4.02m x 3.59m)

UTILITY ROOM: 9' 4" x 4' 12" (2.84m x 1.52m)

### First Floor

MASTER BEDROOM: 20' 9" x 13' 8" (6.33m x 4.17m)

EN SUITE BATHROOM: 13' 7" x 5' 9" (4.13m x 1.75m)

BEDROOM (2): 16' 0" x 13' 6" (4.88m x 4.12m)

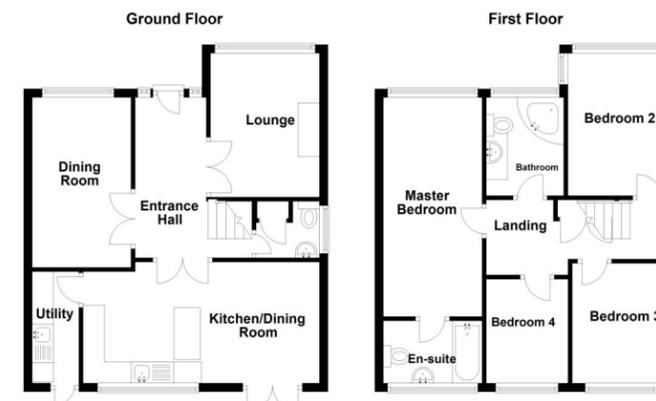
BEDROOM (3): 13' 2" x 11' 9" (4.02m x 3.59m)

BEDROOM (4): 10' 5" x 9' 9" (3.18m x 2.96m)

#### BATHROOM:

### Outside

DOUBLE GARAGE: 18' 10" x 17' 8" (5.73m x 5.39m)



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.

For more information and photographs regarding the accommodation in this property, please visit: [rodgersandfinney.co.uk](http://rodgersandfinney.co.uk)