



This deceptively spacious detached family home occupies an excellent site, just off the Comber Road, offering the peace and tranquility of country living yet just a few minutes from Dundonald village, 10 minutes from Comber and East Belfast and an easy commute to Belfast city centre.

Internally the property offers spacious family living with adaptable accommodation, with the current layout offering four bedrooms, large kitchen with family and dining area with underfloor heating, separate living room and first floor office.

The large gardens, ample private parking and detached double garage all combine to create an excellent home that will appeal to a wide range of buyers.

Offers Around
£349,950

31 New Line,
Dundonald,
BT16 1UU

Viewing by
appointment
through agent
028 9042 4747



- Deceptively Spacious Detached Chalet Bungalow on a Fabulous Site
- Adaptable Accommodation
- Open Plan Kitchen with Dining & Cosy Family Area with Wood Burner & Underfloor Heating
- Separate Living Room
- 4 Bedrooms to Include Ensuite Shower Room Off the Principal Bedroom
- Shower Room
- First Floor Home Office
- uPVC Double Glazed Windows & Oil Fired Central Heating
- Large Private Gardens / Detached Double Garage & Ample Parking

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

ENTRANCE HALL: Oak wood flooring.



LOUNGE: 13' 5" x 10' 10" (4.1m x 3.3m)



MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING & FAMILY AREA: 26' 3" x 14' 1" (8m x 4.3m) Extensive range of high and low level units, granite worktops, kitchen island unit with stainless steel sink unit with Franke instant boiling water tap, built-in Neff oven and induction hob with extractor fan above, plumbed for dishwasher, plumbed for fridge freezer with ice and water, wood burning stove, ceramic tiled floor, pantry.



PRINCIPAL BEDROOM: 16' 9" x 8' 6" (5.1m x 2.6m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Redring electric shower, low flush wc, vanity unit, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 12' 10" x 9' 10" (3.9m x 3m)

BEDROOM (3): 11' 6" x 9' 2" (3.5m x 2.8m)



SHOWER ROOM: Fully tiled walk-in double shower cubicle, low flush wc, vanity unit, heated towel rail, ceramic tiled floor.



First Floor

BEDROOM (4): 17' 5" x 8' 10" (5.3m x 2.7m) (at widest points).



STUDY: 11' 10" x 8' 10" (3.6m x 2.7m)



Outside

Tarmac driveway with ample parking to . . .

DETACHED DOUBLE GARAGE: 19' 4" x 17' 5" (5.9m x 5.3m)

Front garden and large rear garden.

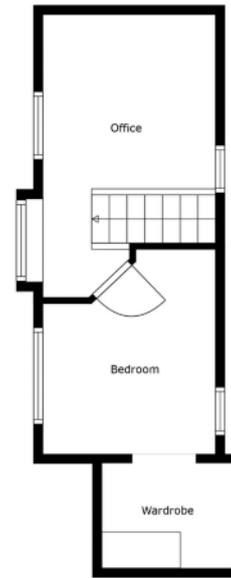
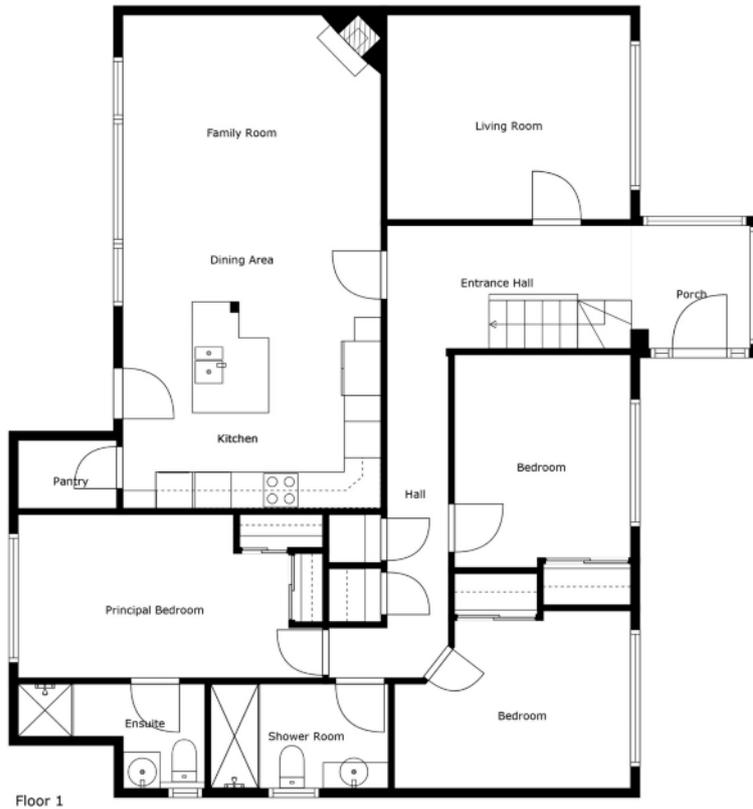




Location:

Travelling from Dundonald to Comber, New Line is on the right hand side just Kings Road/Comber Road junction.

Telephone 028 9042 4747
www.templetonrobinson.com

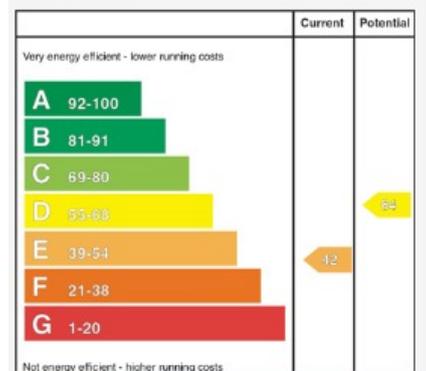


Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: E42
 Potential: D64
 EPC Landmark Code: 0340-2227-8340-2324-3711
[Epc Certificate](#)



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