



Situated within this popular area of Dundonald, this delighted semi-detached home has been well maintained by its current owner over several years and will appeal to many ends of the market including professionals, those looking to downsize and those with a young family.

Accessed from both Upper Newtownards Road and Comber Road, it is within walking distance to many local amenities, and a short distance from the Ulster Hospital, Stormont Buildings and Civil Service Buildings. It also provides easy access to bus routes and the Belfast Glider.

The property comprises, living/dining room and a kitchen on the ground floor. Three good-sized bedrooms and a family bathroom occupy the first floor. Externally, there are gardens, driveway parking and a detached garage.

Early viewing highly recommended.

Offers Over
£199,950

22 Cumberland Park,
Dundonald,
BELFAST,
BT16 2AY

Viewing by
appointment with
& through agent
028 9065 0000

- Semi-Detached property in popular residential location
- Three well-proportioned bedrooms on first floor
- Large living room with feature fireplace, open to:
- Dining room and outlook to rear garden
- Kitchen with range of appliances
- Luxury family bathroom with separate shower cubicle
- GFCH / uPVC double glazing throughout
- Driveway parking / detached garage
- Roofspace
- Rear garden with sunny aspect
- Excellent transport links to Belfast city centre including 'Gilder' stop
- 10 Minute walk to Ulster Hospital and Dundonald Village
- Local amenities, parks and schools all close by



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE PORCH: Tiled flooring.

ENTRANCE HALL: Tiled flooring. Cornice ceiling, under stairs storage.

LIVING ROOM: 15' 4" x 12' 0" (4.67m x 3.67m)

Wood effect flooring, cornice ceiling. Feature fireplace with wooden surround and solid hearth.

Archway to:

DINING ROOM: 10' 8" x 10' 0" (3.24m x 3.06m)

Wood effect flooring, cornice ceiling.

KITCHEN: 9' 9" x 9' 4" (2.96m x 2.84m) Range of high and low level units, work surfaces. Stainless steel one and a half bowl stainless steel sink unit with mixer tap. Underbench oven, four ring hob, extractor fan. Integrated dishwasher, door to rear.



First Floor

LANDING: Access to roofspace. Hotpress cupboard.

PRINCIPAL BEDROOM: 12' 12" x 10' 6" (3.95m x 3.21m) Outlook to rear. Wood effect flooring.

BEDROOM (2): 12' 1" x 7' 10" (3.68m x 2.40m) Wall-to-wall mirrored sliding built-in wardrobes, wood effect flooring.

BEDROOM (3): 9' 5" x 7' 7" (2.87m x 2.31m)

BATHROOM: Luxury white suite comprising dual flush wc, vanity unit with ceramic sink with mixer tap. Panelled bath with mixer taps, separate shower cubicle with thermostatic shower, tiled floor, chrome heated towel rail.



Outside

DETACHED GARAGE: Up and over door, power and light.

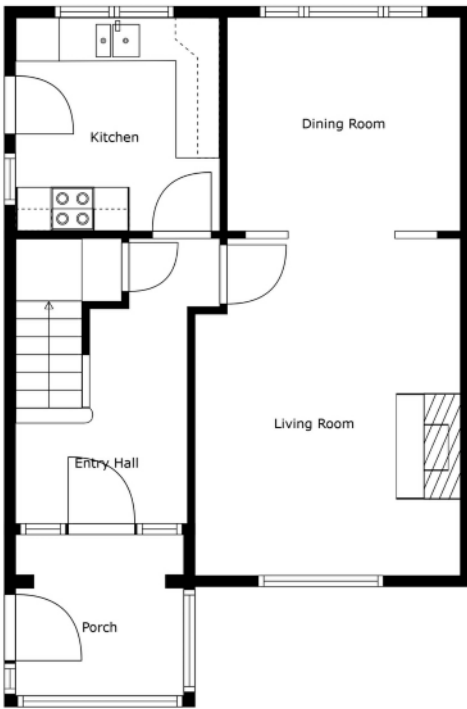
FRONT: Driveway parking for multiple vehicles. Garden laid in lawn with flowerbeds, storage.

REAR: Garden laid in lawn, additional seating area. Outside light and tap.

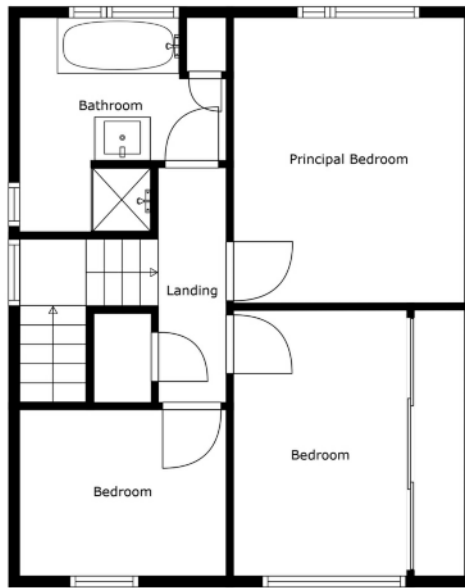


Location:

Travelling from Belfast on the Upper Newtownards Road, turn right into Reaville Park. Cumberland Park is the third street on the left.

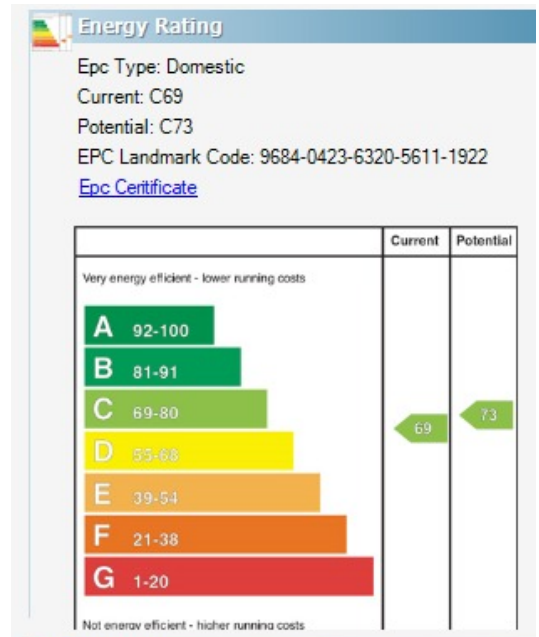


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



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

www.templetonrobinson.com



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