

simon**BRIEN**
RESIDENTIAL

50 Cumberland Drive,
Belfast, BT16 2AT



Asking Price £199,950

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KEY FEATURES

- Attractive Semi Detached Property
- Three well Proportioned Bedrooms
- Living Room
- Dining Room
- Conservatory
- Solid Wood Fitted Kitchen
- Bathroom In White Suite
- Separate WC
- Detached Garage
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Off Street Parking
- Enclosed Rear With Brick Paved Patio/Garden In Lawn
- Close To Ulster Hospital, Primary & Post Primary Schools, Shops & Public Transport Links
- Convenient To Belfast City Centre, Comber & Newtownards

SUMMARY

This well-presented semi-detached property is found off Comber Road, Dundonald, a popular residential setting convenient to shops, public transport links, schools and Ulster Hospital.

The layout comprises an entrance hall, living room, dining room leading to a conservatory and a solid wood kitchen on the ground floor.

On the first floor, there are three bedrooms, bathroom in white suite and a separate wc.

Outside, there is ample off-street parking to the front and an enclosed rear with patio area, garden in lawn and a detached garage.

ACCOMMODATION

ENTRANCE

uPVC double glazed front door with side panels.

ENTRANCE HALL:

Laminate wood floor.



GROUND FLOOR

LIVING ROOM:

12' 0" x 12' 0" (3.66m x 3.66m)

Laminate wood floor.





DINING ROOM:
12' 8" x 10' 6" (3.86m x 3.2m)
Solid wood floor. uPVC double glazed doors to:

CONSERVATORY:
10' 0" x 9' 4" (3.05m x 2.84m)

Ceramic tiled floor. uPVC double glazed French doors to rear.



KITCHEN:
9' 4" x 9' 3" (2.84m x 2.82m)
Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partly tiled walls. 4 ring hob with under oven. Extractor fan.



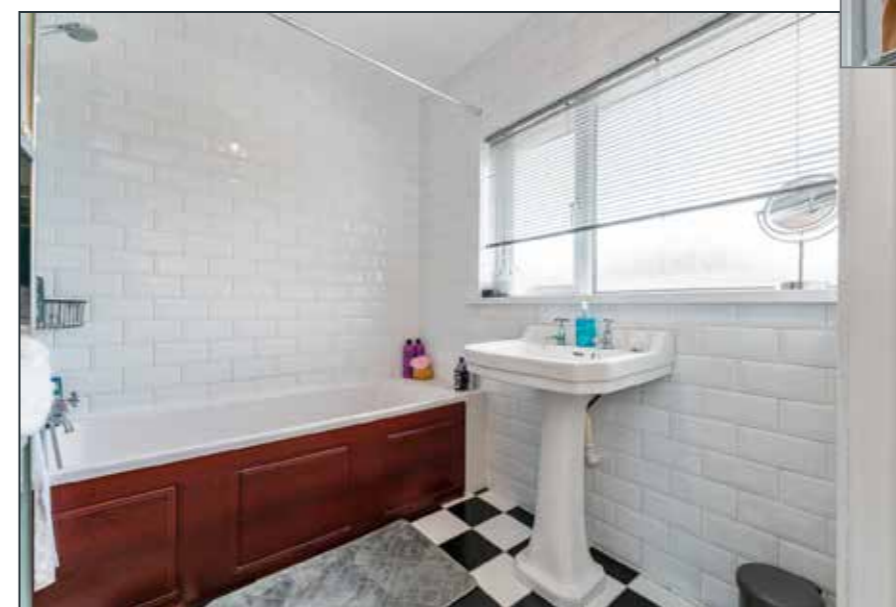
FIRST FLOOR

LANDING:

Access to roofspace. Slingsby ladder. Storage cupboards.

BATHROOM:

White suite comprising panelled bath with mixer taps. Shower with rainhead attachment over. Pedestal wash hand basin. Partly tiled walls. Linen cupboard. Separate WC. Low flush WC. Ceramic tiled floor.





BEDROOM (1):
11' 7" x 10' 9" (3.53m x 3.28m)



BEDROOM (2):
12' 7" x 10' 5" (3.84m x 3.18m)



BEDROOM (3):
9' 4" x 7' 5" (2.84m x 2.26m)
Laminate wood floor.

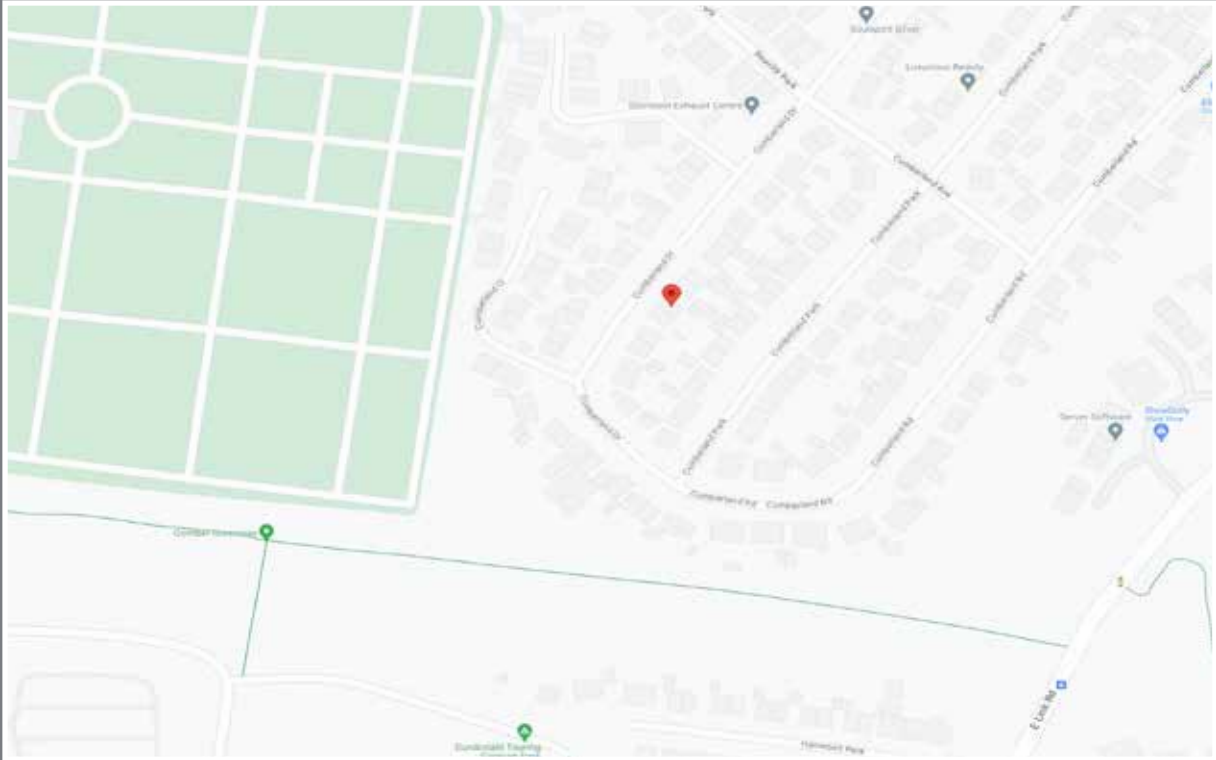
OUTSIDE

DETACHED GARAGE:
20' 0" x 9' 5" (6.1m x 2.87m)

Power and light. Plumbed for washing machine. Rear brick paved patio. Garden in lawn.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9690-0522-7970-9048-5292

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