



11 Comber Road, Dundonald, BT16 2AA

- Extended Semi Detached Home
- Kitchen With Informal Dining Area
- Gas Heating
- Fully Enclosed Rear Garden
- Convenient Location
- Three Bedroom; Two+ Reception
- Bathroom; White Suite
- Double Glazing
- Private Double Driveway To Rear
- Ideal First Time Buy / Buy To Let

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and family room.

LOUNGE 11'1" x 10'2" (wps)

Bay window to front elevation. Focal point fireplace. Wood laminate floor covering.

FAMILY ROOM 15'10" x 9'6" (wps)

Focal point fireplace. Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door leading to:



KITCHEN THROUGH DINING ROOM 14'8" x 11'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

REAR HALL

Tiled floor. Access to store with gas fired central heating boiler. Hardwood, glass panelled external door.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Curved, glass shower screen over bath. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 9'6" (plus wardrobe space)

Built in wardrobe with mirror panelled, sliding doors.

BEDROOM 2 9'7" x 9'0"

Access to hot press. Wood laminate floor covering.

BEDROOM 3 6'7" x 6'3"

Wood laminate floor covering.

EXTERNAL

Low maintenance front garden finished in decorative stone.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, patio area and raised beds.

Double gates leading to private double driveway area finished in tarmac.

Garden store.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Well presented, extended, three bedroom/two+ reception, semi detached home, with private driveway to rear, conveniently situated off the Comber Road, Dundonald, within walking distance to shops and amenities.

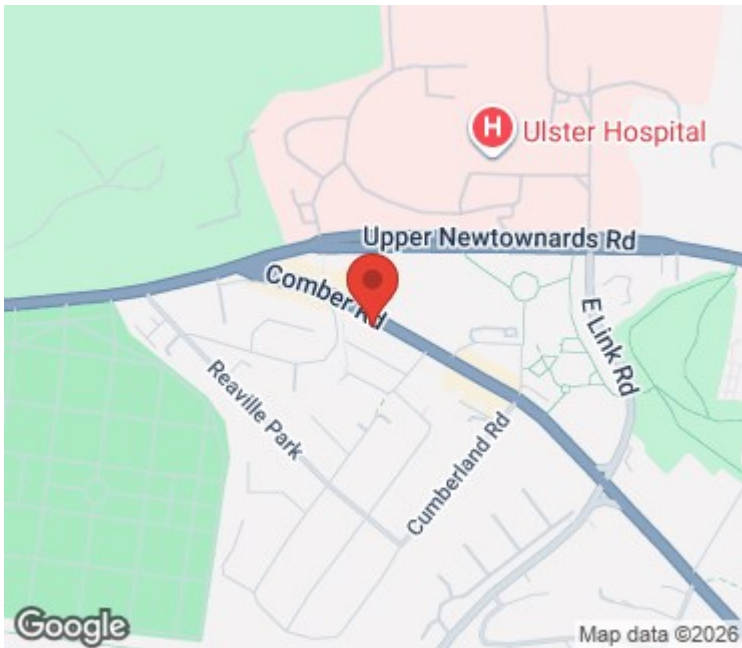
The property comprises entrance hall, lounge, family room, kitchen with informal dining area, modern fitted kitchen, rear hall, fully tiled bathroom, and three first floor bedrooms.

Externally, the property enjoys fully enclosed garden, garden store and double driveway to rear.

Other attributes include gas heating and double glazing.

Ideal first time buy or buy to let alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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