



Enjoying an elevated site in a cul de sac just off the Comber Road, this superb detached home commands lovely views to the front across to the Craigantlet Hills and Scrabo Tower.

Well-proportioned throughout, there is an appealing versatility to the layout. The kitchen is large enough to incorporate a dining area and there is the added bonus of a utility room which could easily be turned back into a bedroom.

Ideal for a range of purchasers including families or a retiring couple, we are confident this well-maintained bungalow should attract broad appeal.

Early inspection in order to appreciate all it has to offer is therefore highly recommended.

Offers Over  
£249,950

10 Moyra Crescent,  
Dundonald,  
BELFAST,  
BT16 1UX

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Detached bungalow in superb location with excellent views
- Three well-proportioned bedrooms
- En suite bathroom to principal
- Bright, spacious living room with fireplace
- Modern kitchen open plan to dining area
- Utility room (former bedroom)
- Shower room with separate WC
- OFCH
- Large roofspace (potential to convert?)
- Double glazed throughout
- Attached workshop (formerly garage)
- Landscaped front and rear gardens
- Ample off-street parking on driveway
- No onward chain
- Short drive to excellent amenities in Dundonald, Cherryvalley and Comber

The Property Comprises:

### Ground Floor

uPVC glazed front door and side lights.

ENTRANCE HALL: Walk-in cloakroom. Cornice ceiling.





LIVING ROOM: 17' 9" x 14' 5" (5.41m x 4.39m) Attractive tiled fireplace and hearth with wood surround. Cornice ceiling. Fabulous views over to Craigantlet Hills and Scrabo.



KITCHEN/DINING: 22' 2" x 12' 5" (6.76m x 3.78m) Excellent range of high and low level units, single drainer sink unit with mixer tap. Zanussi cooker with four ring hob, twin ovens, extractor fan over. Plumbed for dishwasher. Peninsula unit. uPVC double glazed back door. Open plan to:



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CASUAL DINING AREA: Door to garden.



UTILITY ROOM: 10' 5" x 6' 8" (3.18m x 2.03m) Excellent range of high and low level units. Plumbed for washing machine and space for tumble dryer, fridge freezer etc. (formerly bedroom)



SHOWER ROOM: Fully tiled shower cubicle with recently installed Triton electric shower. Wash hand basin with storage underneath, fully tiled walls, ceramic tiled floor, pine tongue and groove ceiling. Chrome heated towel rail.

SEPARATE WC: Low flush WC, tiled walls and floor.



HALLWAY: Hotpress with Willis type immersion heater.

PRINCIPAL BEDROOM: 14' 6" x 9' 5" (4.42m x 2.87m) Built-in robes.

ENSUITE BATHROOM: Comprising bath with overhead Creda shower, screen. Low flush WC, wash hand basin.



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BEDROOM (2): 13' 0" x 10' 2" (3.96m x 3.1m) Built-in robes with sliding doors, drawers.



BEDROOM (3): 9' 6" x 9' 0" (2.9m x 2.74m) Views over to Countryside. Built-in cupboard.

FLOORED ROOFSPACE: Access via pull-down ladder. Light and power - potential for conversion (subject to necessary consents).



## Outside

Spacious driveway to...

ATTACHED GARAGE (no vehicular access) uPVC doors to front and rear. High and low level units. Worcester Bosch oil fired boiler.

REAR: Landscaped garden to rear laid in lawn offering a private space with mature plants and shrubs, pavior patio area. Outside tap and lights. Paths to both sides and excellent degree of privacy.





## Location:

Travelling out of Dundonald towards Comber turn right into New Line and second right into Moyra Crescent. Property is at top of cul de sac on left hand side.



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanIt.

**10 Moyra Crescent, Dundonald**

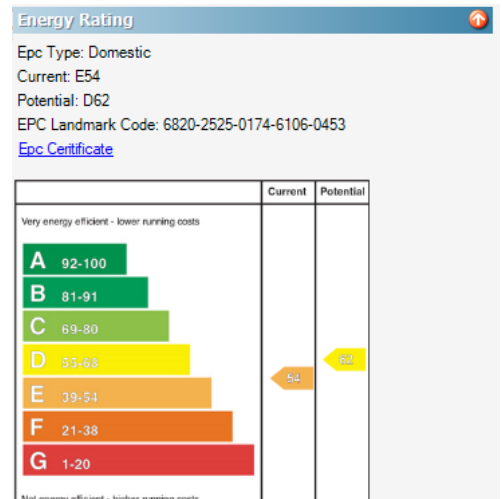
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