

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**59 MILLMOUNT LANE,  
DUNDONALD, BT16 1WN**

**OFFERS AROUND £199,950**



A beautiful well-presented semi detached bungalow within the popular Old Mill development off the main dual carriageway from Dundonald to Newtownards.

Comprising of entrance hall open to good size lounge/dining room with attractive wood laminate flooring and wood burning stove, open to modern fitted kitchen with a range of integrated appliances and partly tiled walls. Two good size bedrooms, modern white bathroom with built-in shower over bath and ceramic tile flooring.

Further benefits include gas fired central heating and UPVC double glazed windows. Front garden with lawn, tarmac driveway, enclosed rear garden with lawn, garden shed and a modern garden room, perfect for home office or gym.

Offering ideal accommodation for couples wanting to downsize, or first-time buyers. We recommend you view now to avoid disappointment!



## Key Features

- Attractive Semi Detached Bungalow In A Popular Location
- Modern Kitchen Open To Bright Spacious Living Dining Room
- Two Good Size Bedrooms And White Bathroom Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Well Maintained Gardens To Front And Rear, With Garden Room
- Convenient Location Close To A Range Of Local Amenities
- Ideal Purchase For A Downsizer Or First Time Buyer
- Early Viewing Comes Highly Recommended



### Accommodation Comprises

#### Entrance Hall

Storage cupboard with housing for gas fired boiler and freestanding washing machine. Open to:

#### Kitchen/Living/Dining

19'4 x 18'7 (at widest point)  
Feature fireplace with wood burner stove. Modern kitchen with range of high and low level units, wood laminate work surfaces, 4 ring gas hob, electric oven, stainless steel sink unit with mixer taps, integrated dishwasher, integrated fridge freezer, stainless steel extractor hood, recessed spotlighting, part tiled walls, wood laminate flooring.

#### Bathroom

White suite comprising panelled bath with shower over and mixer taps, wash hand basin with vanity unit, and low flush WC. Extractor fan.

#### Rear Hall

Storage cupboard.

#### Bedroom 1

11'8 x 9'7

#### Bedroom 2

9'7 x 7'3

#### Outside

Driveway for off street parking. Garden in lawn. Storage shed, outside tap.

#### Summer House/Office

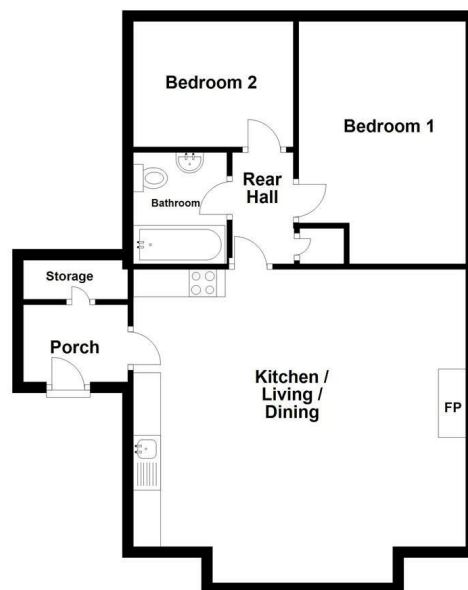
11'0 x 9'0

Electric sockets, recessed spotlights, wood laminate flooring.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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.

ULSTERPROPERTYSALES.CO.UK

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