

18 Carrowreagh Gardens,
Dundonald, Belfast, County Down,
BT16 1TW

Asking Price: £225,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this well appointed detached bungalow located in the popular Carrowreagh Gardens development just off the Upper Newtownards Road in Dundonald.

Conveniently located and just a short drive from Dundonald village, The Ulster Hospital and Stormont Estate, this home will appeal to an array of purchasers from families to those wishing to down size and live on one level. For those with children there are a number of leading primary and secondary schools a short driving distance away including Campbell College and Bloomfield Collegiate.

Additionally the bungalow is close to public transport routes with The Glider and local bus services to the city centre close by.

Internally the property comprises of an entrance hall, living room, kitchen/diner, four bedrooms and a shower room.

The property is further enhanced with oil fired central heating, double glazing and solar panels (owned by vendor).

To arrange your private appointment please contact Reeds Rains on 028 9181 4144.

GROUND FLOOR

Entrance Hall

Storage cupboard and hot press. Slingsby type ladder to partially floored roof space.

Living Room

17'2" x 13'3" (Max) (5.23m x 4.04m (Max))
Stone fire surround and tiled hearth.

Kitchen / Dining

17'9" x 13'1" (5.4m x 4m)
Fitted kitchen with an excellent range of high and low level units and laminate worktops. Stainless steel single drainer sink unit with mixer tap. 4 ring ceramic hob with extractor fan and single oven. Plumbing for slimline dishwasher and washing machine and space

for tumble dryer. PVC glazed door to rear. Laminate floor.

Bedroom 1

11'9" x 11'8" (3.58m x 3.56m)
Laminate floor

Bedroom 2

11'9" x 9'1" (3.58m x 2.77m)

Bedroom 3

11'9" x 9'1" (3.58m x 2.77m)
Laminate floor

Bedroom 4

9'3" x 8'6" (2.82m x 2.6m)

Shower Room

7'10" x 6'10" (2.4m x 2.08m)
White suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Tiled flooring and walls. Extractor fan.

OUTSIDE

Front garden with stone beds and tarmac drive leading to attached garage. Enclosed garden to rear with patio area and stone beds.

Garage

17'11" x 9'2" (5.46m x 2.8m)
Up and over door and separate side access door. Oil boiler.

Heating Type

Oil fired central heating.

Glazing Type

Double glazed.

Solar Panels

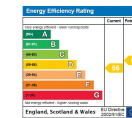
The solar panels are owned by the vendor. The electric generated goes back into the grid and the owner receives a credit on their account.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,



For full EPC please contact the branch.

Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.