



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

66 Church Road,
Dundonald,
Belfast,
County Down, BT16

Offers Over: £395,000

 **Reeds Rains**

reedsrains.co.uk

66 Church Road, Dundonald, Belfast, County Down, BT16

Offers Over: £395,000

EPC Rating: F

We are delighted to present to the open market this attractive detached villa set on a mature private site within walking distance of Dundonald village.

Internally the bright and spacious accommodation comprises four bedrooms master with ensuite shower room, three reception rooms, kitchen and bathroom. Additionally the property benefits from utility room, ground floor cloakroom and oil fired central heating.

Externally the property is set on a large private site with mature gardens to front and rear, and sweeping driveway to ample car parking, turning area and detached double garage.

The property is only a short stroll from the many day to day amenities in Dundonald. The Ulster hospital and public transport links for city commuting are also close at hand.

This property previously benefited from planning approval for a residential development.

Rarely would a property of this style present itself to the open market in this area. The property is sure to create an interest on today's market, ideally suitable for an owner occupier and builder/developer.

Early consideration is highly recommended in order to avoid disappointment.

Accommodation

Front door to entrance porch, inner front door to reception hall, cornice work, picture rail.

Lounge

12'4" x 10'6" (3.76m x 3.2m)

Tiled fireplace and hearth, cornice work, picture rail, ceiling rose.

Living Room

15'9" x 11'5" (4.8m x 3.48m)

Wooden fireplace with tiled inset and hearth, exposed timber floor, cornice work, ceiling rose, picture rail.

Ground Floor Cloakroom

Wash hand basin, WC.

Family Room

15'9" x 15'6" (4.8m x 4.72m)

Wooden floor, ceiling rose, cornice work, picture rail.

Kitchen

12'8" x 8'9" (3.86m x 2.67m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, four ring ceramic hob.

Utility Room

8'7" x 7'7" (2.62m x 2.3m)

Belfast sink unit with mixer taps and tiled splash back, range of units, ceramic tiled floor, plumbed for washing machine.

Rear Hallway

Tiled floor, under stairs storage, stable back door.

First Floor

Landing

Leaded and stained glass window.
Airing cupboard.
Access to roof space.

Master Bedroom

15'5" x 13' (4.7m x 3.96m)

Excellent range of built in bedroom furniture, exposed timber floor.

Ensuite Shower Room

Built in shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, fully tiled walls.

Bedroom Two

15'8" x 11'4" (4.78m x 3.45m)

Built in robe.

Bedroom Three

11'5" x 9'4" (3.48m x 2.84m)

Cornice work.

Bedroom Four

10'7" x 9'6" (3.23m x 2.9m)

Built in robe, cornice work, picture rail.

Bathroom

Coloured suite, panelled bath with mixer taps, close coupled WC, pedestal wash hand basin, half tiled walls.

Outside

For full EPC please contact the branch.

Sweeping tarmac driveway to ample car parking and turning area. Double garage to the rear of the site.

Large private site with mature gardens in lawns, shrubs, mature trees, patio areas etc.

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/ukSI/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.