



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

1C, Craignish Crescent,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £74,950

 **Reeds Rains**

reedsrains.co.uk

1C, Craignish Crescent, Dundonald, Belfast, County Down, BT16

Asking Price: £74,950

EPC Rating: D

We are delighted to present to the open market this first floor maisonette.

Internally the accommodation comprising two generous bedrooms, lounge, kitchen with breakfast area and bathroom with white suite. Further benefits include gas central heating and double glazed windows.

This apartment is located within walking distance of Dundonald village and its wide range of day to day amenities. The Glider public transport link for city commuting, Stormont Parliament Buildings and the Ulster Hospital are all easily accessible.

This property will be ideally suitable for a first time buyer or investor alike, early viewing is recommended.

Accommodation

Communal stairs to upper floor, apartment front door.

Lounge

12'9" x 11'5" (3.89m x 3.48m)

Wall mounted electric fire, laminate wooden floor, recessed spotlights.

Kitchen

12'1" x 10'2" (3.68m x 3.1m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, tiled splash back, laminate wooden floor, built in oven and four ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, under stairs storage.

First Floor

Bedroom One

13'5" x 8'8" (4.1m x 2.64m)

Recessed spotlights.

Bedroom Two

9'8" x 7'7" (2.95m x 2.3m)

Built in robe.

Bathroom

White suite, panelled bath with mixer taps and tiled splash back, electric shower unit, ceramic tiled floor, pedestal wash hand basin, close coupled WC, half tiled walls, recessed spotlights, airing cupboard with gas boiler.

Outside

Outside store

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/c> ontents

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.

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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.

For full EPC please contact the branch.