

## 4 Coopers Mill Way Dundonald, Belfast, BT16 1ZE

Located in one of the prime residential and commuter areas on the fringes of Belfast city, and convenient to the Ulster Hospital and Glider routes, this modern semi detached home would make an ideal first time buy or fresh start.

The property offers 3 first floor bedrooms, including a master with en-suite shower room, plus a family bathroom whilst the ground floor includes a lounge, a kitchen/diner, with patio doors to the rear garden and a ground floor WC.

It benefits from uPVC double glazing & Phoenix gas central heating whilst, externally, there is a very generous and south facing rear garden in lawn, perfect for buyers with kids or "sun worshipers" plus a practical tarmac driveway.

All in all this property would make a great purchase and should be viewed to avoid missing out.

**Offers Over £199,950**

# 4 Coopers Mill Way

Dundonald, Belfast, BT16 1ZE



- Modern semi detached home
- Kitchen/diner with patio doors to rear garden
- Phoenix gas central heating
- Convenient to Dundonald Hospital & Glider routes
- 3 bedrooms - master en-suite
- Family bathroom
- Tarmac driveway
- Lounge
- uPVC double glazing
- Generous south facing & enclosed rear garden in lawn

## Entrance

### Entrance hall

15'6x7 (4.72mx2.13m)

### Lounge

15'1x10 (4.60mx3.05m)

### Kitchen/diner

17'5x10'6 (5.31mx3.20m)

### WC

8'1x3'2 (2.46mx0.97m)

### Landing

### Bathroom

7'6x6'9 (2.29mx2.06m)

## Bedroom 1

11'5x9'10 (3.48mx3.00m)

### En-suite shower room

10'3x3'4 (3.12mx1.02m)

## Bedroom 2

10'6x9'10 (3.20mx3.00m)

## Bedroom 3

8'1x7'2 (2.46mx2.18m)

## Outside

## Tenure

## Property misdescriptions



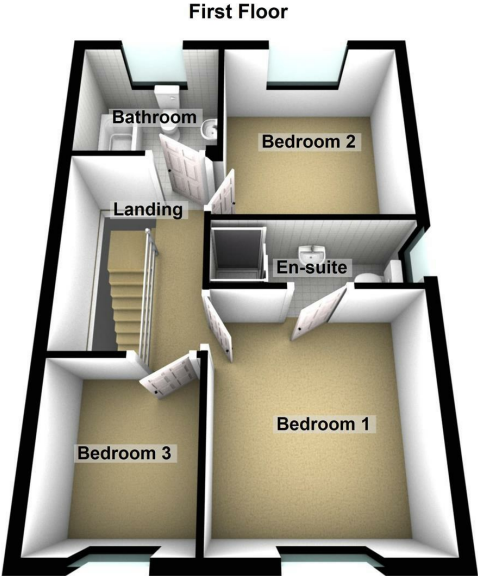
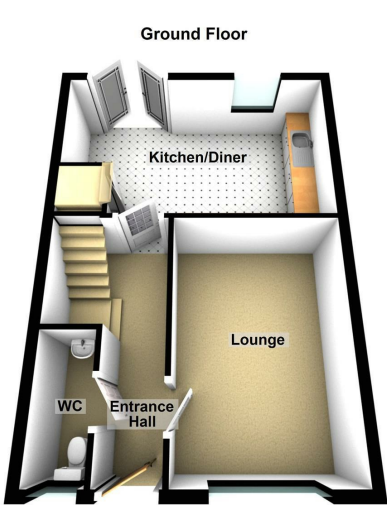
## Directions

From the Ards/Dundonald dual carriageway turn into Old Mill Meadows (opposite Charles Hurst Garage). Continue over the roundabout towards the Spar then turn left onto Coopers Mill Park. Turn right into Coopers Mill Drive then left and immediately right into Coopers Mill Way.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		