

Dougan

RESIDENTIAL

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17 Church Road,
Dundonald, Belfast, BT16 2LB

Asking Price £145,000

KEY FEATURES

- Fully Refurbished, Semi-Detached Property
- Excellent Location Offering Ease Of Access To Belfast, Newtownards And Bangor
- Many Local Shops And Amenities Close At Hand
- Excellent Transport Links Including 'The Glider' Bus Service To Belfast City Centre
- The Ulster Hospital And Comber Greenway Are Both Just A 5 Minute Walk Away
- Feature Boundary Wall Made Of Scrabo Stone From The Former Scrabo Quarry
- Newly Fitted Quality Kitchen With Integrated Appliances
- Two Bedrooms
- Well Appointed First Floor Bathroom
- Low Maintenance Rear Garden Yard
- Newly Installed Gas Fired Central System
- Double Gazed uPVC Windows Throughout
- Early Viewing Advised
- ****LIVING ROOM & BEDROOM ARE VIRTUAL FURNITURE & ARE FOR ILLUSTRATION PURPOSES*****
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SUMMARY

Semi-detached property which has recently benefited from a full refurbishment to an excellent standard and leaves little for the new owner to do but move in. Located in the centre of Dundonald with a wide range of local amenities on your doorstep. Excellent transport links including 'The Glider' bus service to Belfast City Centre. The property benefits from an excellent position offering ease of access to a range of local amenities and both Newtownards Town Centre and Belfast City Centre. The Ulster Hospital and Comber Greenway are both just a 5-minute walk away.

The accommodation briefly comprises of a front living room with under stair storage and a newly fitted kitchen on ground floor. On the first floor there two bedrooms and well-appointed bathroom in white suite.

The property further benefits from a newly installed gas fired central heating system, uPVC double glazed windows and an enclosed rear yard. This property has been fully refurbished and has been finished to an excellent standard throughout. Some of the new features include:

- Full back to brick refurbishment
- Newly installed black PVC windows throughout
- Complete new kitchen with integrated appliances & bathroom
- Damp proof injection
- New Plastering throughout
- New electrical wiring throughout
- New plumbing with newly fitted gas combination boiler
- New joinery works
- Upgraded insulation throughout

Early viewing recommended to appreciate this stunning property.

ACCOMMODATION:

ENTRANCE HALL:

Black PVC door to entrance hall with feature tiles.

LIVING ROOM: 11' 7" x 11' 3" (3.53m x 3.43m)

Under stair storage and high-quality laminate wooden flooring.

KITCHEN WITH DINING AREA : 14' 5" x 6' 7" (4.39m x 2.01m)

Range of high and low level units & chrome handles, integrated electric oven and hob, chrome extractor fan, stainless steel sink unit with chrome mixer tap, integrated fridge freezer, plumbed for washing machine, tiled floor, partly tiled walls, spot lighting.

First Floor

BATHROOM:

Panel bath with drench rain shower over, wash hand basin with chrome taps & vanity unit, low flush wc, partly tiled walls, heated chrome towel rail and tiled floor.

BEDROOM (1): 9' 5" x 8' 4" (2.87m x 2.54m)

BEDROOM (2): 11' 6" x 9' 5" (3.51m x 2.87m)

Outside

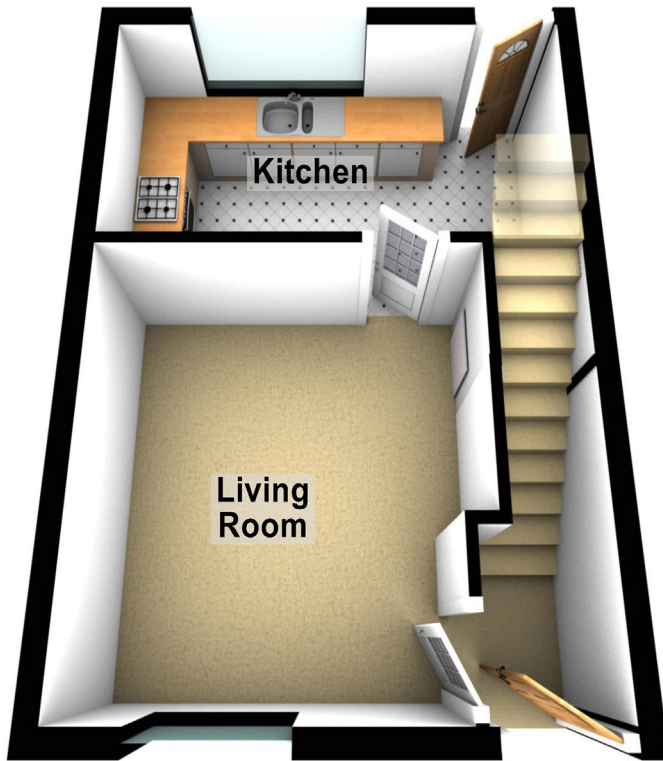
Enclosed rear yard. Feature Boundary Wall Made Of Scrabo Stone From The Former Scrabo Quarry.





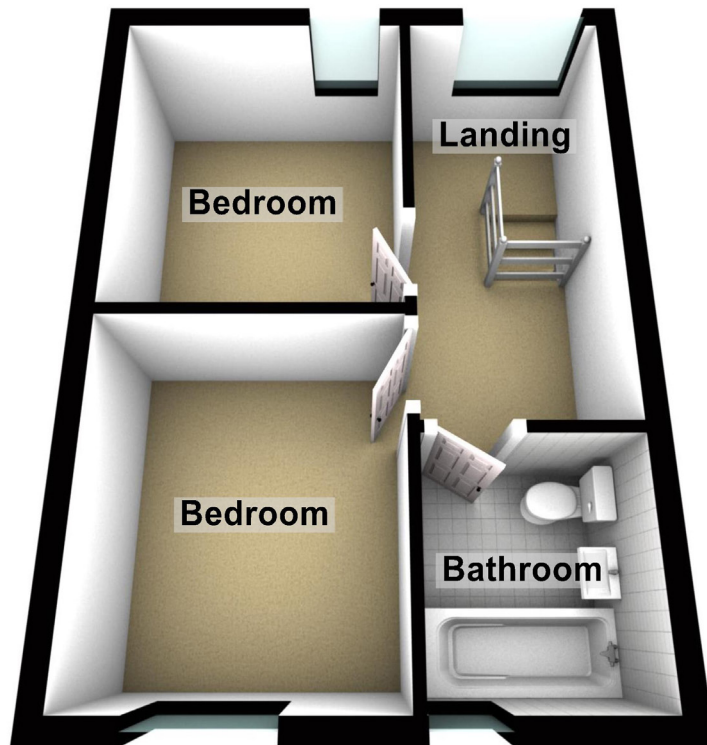


Ground Floor

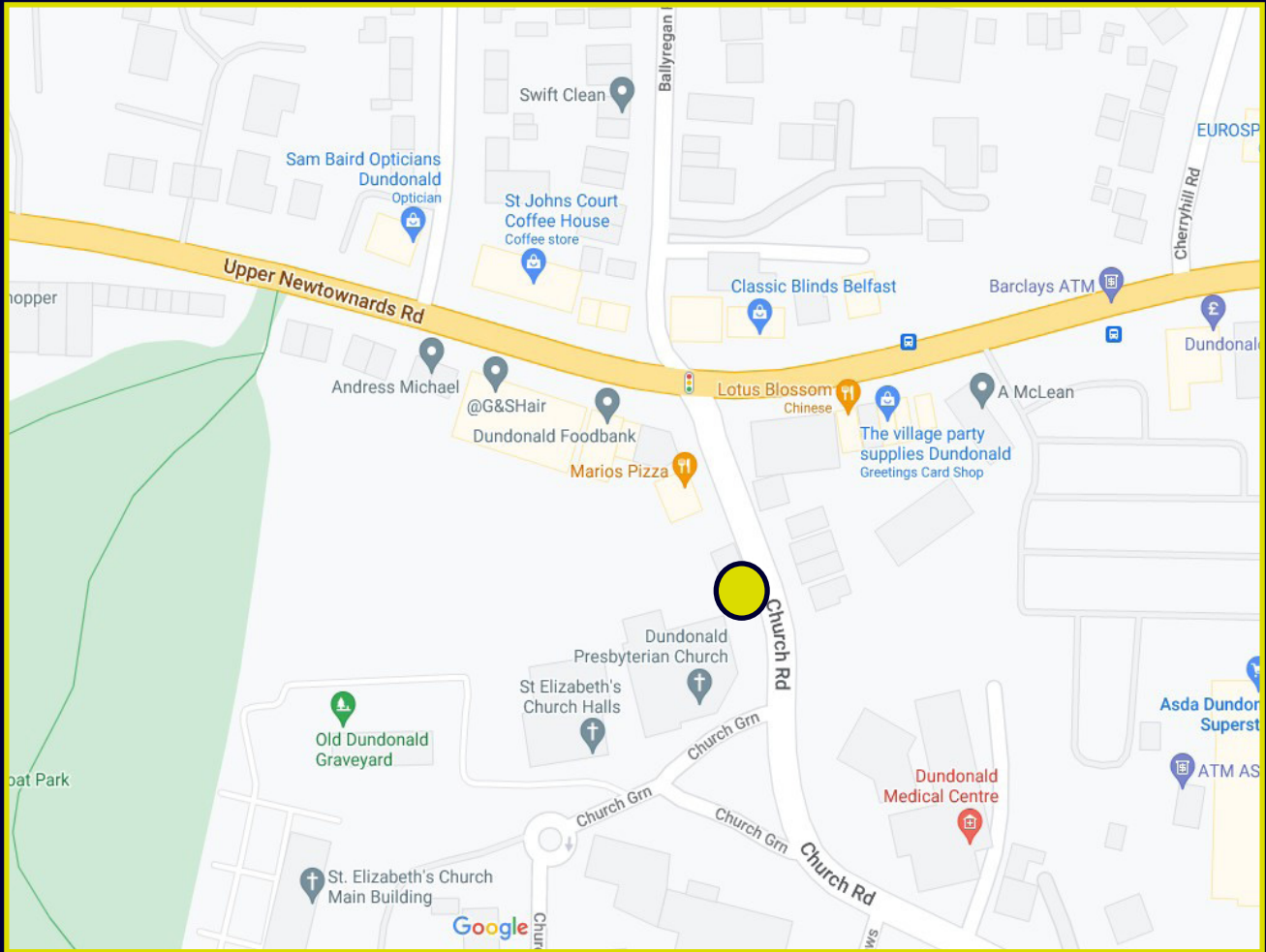


17 Church Road, Dundonald, Belfast

First Floor



LOCATION MAP



DIRECTIONS : Travelling on the Upper Newtownards Road in Dundonald turn left on to Church Road. Number 17 is on the right-hand side.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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