



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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53D, Drumadoon Drive,  
Dundonald, Belfast, County Down,  
BT16

Asking Price: £80,000

Reeds Rains

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**Asking Price: £80,000**

Council Tax Band:

EPC Rating: D

Viewing By Appointment

### Main Accomodation

We are delighted to present to the open market this first floor apartment. Internally the property offers bright accommodation comprising two bedrooms, kitchen, bathroom with white and spacious lounge. The property offers ease of access to public transport links for city commuting, the Ulster Hospital and the many day to day amenities on the Comber Road and Dundonald Village. This property will create an immediate interest on todays market, ideally suitable for First Time Buyer or investor alike. Early Viewing is recommended.

### Accomodation

Communal front door, stairs to first floor. Apartment front door, entrance hall, intercom, large walk in storage cupboard.

### Lounge

18'3" x 10'4" (5.56m x 3.15m)  
Wooden fireplace with tiled inset and hearth

### Inner Hallway

Hotpress with lagged copper cylinder, immersion heater and storage above

### Kitchen

10'4" x 7'8" (3.15m x 2.34m)  
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, cooker space, stainless steel chimney extractor fan, breakfast bar

### Bedroom Two

10'5" x 6'3" (3.18m x 1.9m)

### Bedroom One

12'5" x 8'6" (3.78m x 2.6m)  
Range of built in robes with mirrored sliding doors

### Bathroom

White suite, panelled bath with mixer taps, electric shower unit, ceramic tiled floor, fully tiled walls, pedestal wash hand basin with mixer taps, dual flush close coupled WC.

### Outside

Outside store

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.

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For full EPC please contact the branch.

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