



17 Carrowreagh Gardens, Dundonald, Belfast, BT16 1TW

- Detached Bungalow
- Lounge; Bow Bay Window
- Deluxe Bathroom With Three Piece Suite
- Private Driveway Area In Brick Pavior
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Attached Garage
- Convenient Location; Immaculately Presented

Offers Over £224,950

EPC Rating F





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed side screen. Quality wood laminate floor covering. Access to built in store with alarm panel. Access to built in store and roof space (partially floored with light, power point and slingsby ladder).

#### LOUNGE 17'1" x 11'8"

Bow bay window to front elevation. Quality wood laminate floor covering. Recessed spotlights. Coving to ceiling.



## **KITCHEN THROUGH DINING ROOM 17'8" x 9'8"**

Modern fitted kitchen with inframe high and low level high gloss storage units and contrasting wood block effect melamine work surface. Composite 1.5 bowl sink unit with matching draining bay. Integrated touch screen ceramic hob with stainless steel pyramid style extractor canopy over. Integrated oven. Space for American style fridge freezer. Plumbed for dishwasher. Splash back tiling to walls. Tile effect laminate floor covering. Recessed spotlights. Strip lighting inset under high level storage units. PVC double glazed rear door.

## **BEDROOM 1 17'3" x 9'4"**

Quality wood laminate floor covering. Twin windows to front elevation. Fitted wardrobes with mirrored/panelled sliding doors.

## **BEDROOM 2 11'8" x 11'6"**

Wood laminate floor covering. Range of fitted bedroom furniture encompassing wardrobes, bedside lockers and overbed storage units. PVC double glazed French doors leading to rear garden.

## **BEDROOM 3 11'6" x 9'1"**

Wood laminate floor covering. Fitted double wardrobe with mirrored/panelled sliding doors. Picture window to side elevation.

## **DELUXE BATHROOM 7'8" x 7'1"**

Contemporary, white three piece suite comprising 'P-shaped' panelled bath, vanity unit and WC. Monoblock mixer tap, electric shower unit and glass shower screen over bath. Splash back tiling to bath and wash hand basin. Tiled floor. Recessed spotlights. Illuminated mirror over sink.

## **EXTERNAL**

Front garden finished mainly in lawn and decorative stone.

Private driveway area finished in brick pavior.

Fully enclosed, tiered rear garden finished in paved patio area, decorative stone, raised timber deck entertainment areas, and range of plants, trees and shrubbery.

PVC fascia, soffits and rainwater goods.

External lighting and power points.

Outside tap.

## **ATTACHED GARAGE 17'7" x 8'10"**

Up and over door and separate PVC double glazed service door to rear garden. Light, power, water tap and oil fired central heating boiler. Plumbed for automatic washing machine and space for tumble dryer.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

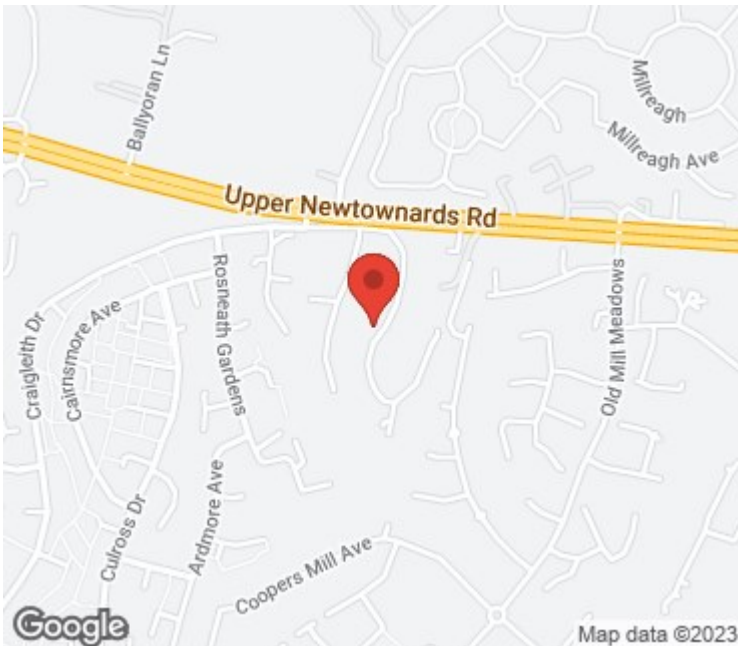
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Immaculately presented, three bedroom, detached bungalow with attached garage and fully enclosed rear garden, occupying a prime site within the well sought after Carrowreagh Gardens, situated off the Upper Newtownards Road, Dundonald. The property comprises entrance hall, spacious lounge with bow bay window to front elevation, kitchen through dining room with modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom with contemporary, white three piece suite. Externally the property private driveway area finished in brick pavior, attached garage with utility area, front garden finished mainly in lawn and decorative stone, and fully enclosed, tiered rear garden finished in paved patio area, decorative stone, raised timber deck entertainment areas, and range of plants, trees and shrubbery. Other attributes include oil fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>35</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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