


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	47
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

11 Canberra Park, Dundonald,
Belfast,
County Down, BT16

**Offers in the region of:
£224,950**

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: E

Recently renovated and attractive semi detached bungalow, ideally positioned in a highly regarded residential location, within walking distance of Dundonald Village.

Desc

We are delighted to present to the open market this attractive semi detached bungalow.

This property has recently been renovated and offers bright and spacious accommodation throughout, comprising three bedrooms, lounge with hole in wall fireplace, modern fitted kitchen and shower room with modern white suite. Additional benefits include oil fired central heating and double glazed windows and doors. Externally there is a driveway to ample car parking with an enclosed well tended garden to rear.

This popular location is within walking distance of the many day to day amenities in Dundonald village. The Ulster hospital and the Glider park and ride are only a short distance away.

Properties of this style, within in this location when presented to the open market will create a strong interest. Early consideration to view is strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door and double glazed side panel to entrance hall, ceramic tiled floor, built in cupboard.

Lounge

16'6" x 12'4" (5.03m x 3.76m)

Hole in wall fireplace, cornice work.

Modern Fitted Kitchen

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces and upstand, ceramic tiled floor, recessed low

voltage spotlights, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher, plumbed for washing machine, breakfast area, hot press with lagged copper cylinder immersion heater and storage above, double glazed door to garden.

Bedroom One

10'9" x 10'9" (3.28m x 3.28m)

Cornice work

Bedroom Two

10'9" x 8' (3.28m x 2.44m)

Access to roof space

Bedroom Three

8'5" x 7'9" (2.57m x 2.36m)

Shower Room With Modern White Suite

Fully tiled double built in shower cubicle with Redring electric shower unit, ceramic tiled floor, chrome heated towel rail, fully tiled walls, dual flush close coupled WC, vanity unit with mixer taps, tongue and groove ceiling.

Outside

Driveway to ample car parking, detached garage with single door access to front.

Front garden in lawns.

Enclosed garden to rear in lawns, paved patio area, outside light and tap, PVC oil tank, boiler house with oil fired boiler.

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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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk