

For Sale

SimonBrien

Asking Price: £225,000



61 Old Mill Park,
Dundonald,
BT16 1WF

simonbrien.com



KEY FEATURES

- Spacious Three Storey Semi-Detached Family Home
- Two Reception Rooms
- Fitted Kitchen
- 3 Bedrooms (One With Ensuite)
- Bathroom With White Suite
- Oil Central Heating
- Double Glazed Window Frames And Doors
- Driveway To Ample Car Parking
- Garden To Front And Side - Enclosed Garden To Rear Integral Garage with Utility Area and Store

SUMMARY

Positioned within a cul-de-sac location within this popular residential development is this spacious three storey semi-detached villa. Internally the bright accommodation comprises three bedrooms one with ensuite shower room, two reception rooms, fitted kitchen and bathroom with white suite.

Additionally, the property benefits from oil central heating, double glazed window frames and doors and utility room. Externally there is a driveway to ample car parking, garage and enclosed garden to rear. This property is only a short stroll to public transport links for city commuting.

The accommodation is adaptable with several similar houses converting the garage into a fourth bedroom (subject to local authority consent).

Dundonald village, the Ulster Hospital and access to many schools are easily accessible. Rarely would a property of this style present itself to the open market in this location. Early internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer.

Ideally suitable for a family home.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL



LOWER LEVEL

UTILITY HALL:

7' 0" x 6' 7" (2.13m x 2.01m)

Plumbed for washing machine, range of units, storage under stairs.

GARAGE:

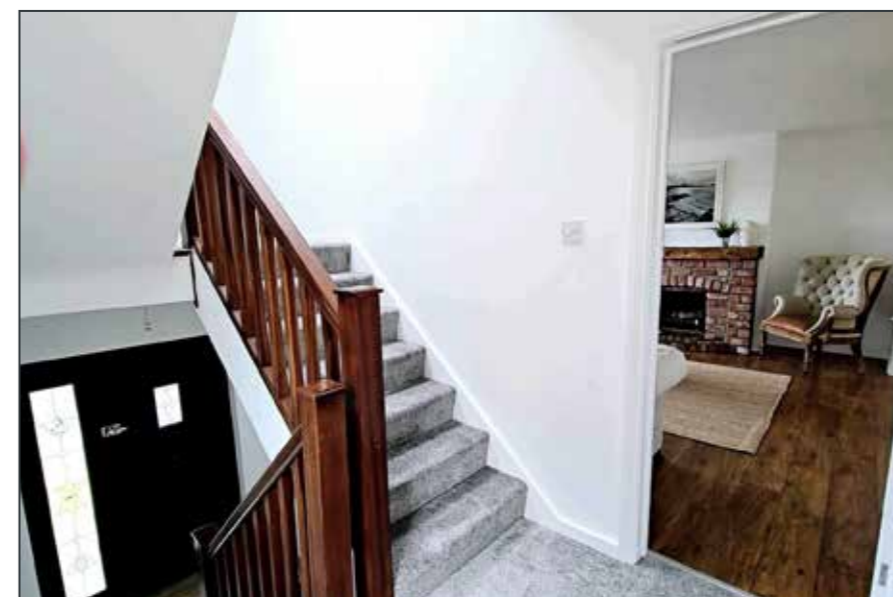
17' 9" x 9' 8" (5.41m x 2.95m)

Up and over door, power and light.

STORE:

21' 9" x 6' 7" (6.63m x 2.01m)

Divided into two.



GROUND FLOOR

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KITCHEN:
10' 9" x 10' 8" (3.28m x 3.25m)

Full range of high and low level units, recess for cooker, stainless steel extractor canopy over, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, open to Dining Room.



FIRST FLOOR

BEDROOM (1):
14' 0" x 10' 10" (4.27m x 3.3m)

Dormer window with views.



DINING ROOM:
11' 2" x 10' 9" (3.4m x 3.28m)

Ceramic tiled floor, double glazed sliding doors to rear. Folding door to Living Room.



ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with instant heat shower, low flush WC, pedestal wash hand basin, half tiled walls.



LIVING ROOM:
15' 2" x 14' 0" (4.62m x 4.27m)

Brick fireplace with open fire, wood laminate floor.



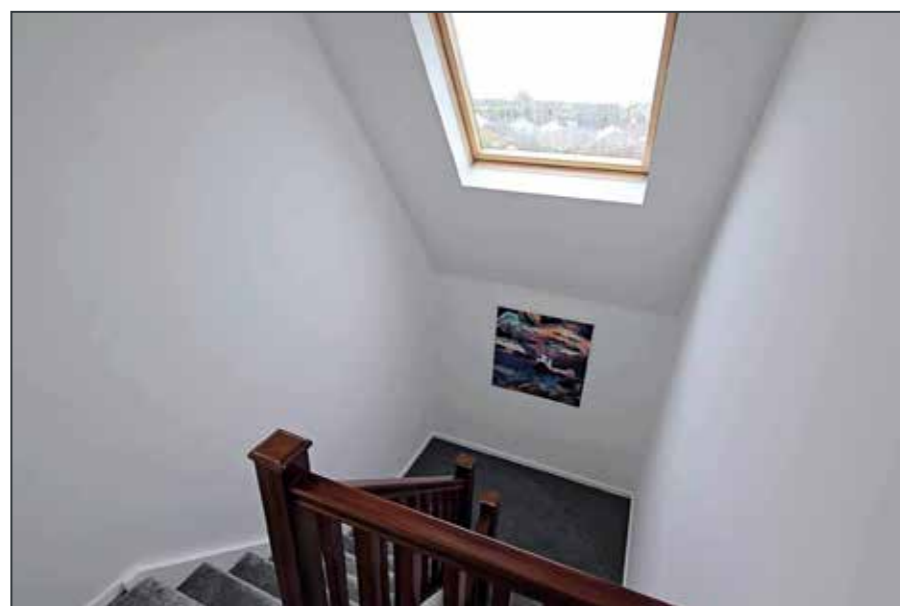
BEDROOM (2):
10' 1" x 8' 5" (3.07m x 2.57m)



BEDROOM (3) / OFFICE:
8' 9" x 6' 10" (2.67m x 2.08m)



BATHROOM:
White suite comprising: Panelled bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin, half tiled walls, ceramic tiled floor.



LANDING:
Access to roofspace.

OUTSIDE
Driveway and garden to front, garden to side. Paved patio to rear and terraced garden with flat lawn.





VALUER

Samuel Dickey

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MORTGAGE ADVICE

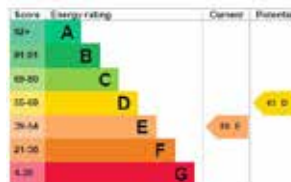
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