



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

23 Park Avenue,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £142,950

 **Reeds Rains**

reedsrains.co.uk

23 Park Avenue, Dundonald, Belfast, County Down, BT16

Asking Price: £142,950

EPC Rating: C

We are delighted to present to the open market this attractive mid terrace property.

This property has been well maintained throughout with bright accommodation comprising two bedrooms, lounge with hole in wall fireplace, extended modern fitted kitchen with ample dining area and modern bathroom with white suite. Additionally the property benefits from gas central heating, double glazed windows and doors and enclosed yard to rear.

This popular and highly regarded residential location is within walking distance of the many day to day amenities on the Comber Road. The Ulster Hospital, Stormont Parliament Buildings, public transport links and the increasingly popular Eastpoint entertainment village are all close at hand.

We have no doubt that this property will create an early interest on today's market, early viewing is strongly recommended in order to avoid disappointment. Ideally suitable for young professional or investor alike.

Accommodation

uPVC double glazed front door to entrance hall, ceramic tiled floor.

Lounge

13'7" x 10'8" (4.14m x 3.25m)

Hole in wall fireplace with timber mantle, laminate wooden floor, cornice work, under stairs storage.

Extended Modern Fitted Kitchen With Dining Area

14'4" x 13'2" (4.37m x 4.01m)

Single drainer stainless steel sink unit with

mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, glazed display cabinets, ceramic tiled floor, recessed low voltage spotlights, stainless steel built in microwave, stainless steel built in oven and four ring ceramic hob, chimney extractor fan, integrated dishwasher, integrated washing machine, twin velux windows, ample dining area, double glazed French doors to outside.

First Floor

Landing

Slingsby to floored roof space, velux window.

Bedroom One

11'8" x 9'9" (3.56m x 2.97m)

Range of built in robes with mirrored sliding doors, laminate wooden floor.

Bedroom Two

9'4" x 7'6" (2.84m x 2.29m)

Laminate wooden floor.

Bathroom

Panelled bath with chrome mixer taps and thermostatically controlled shower unit, brick effect tiled splash back, ceramic tiled floor, vanity unit with chrome mixer taps, dual flush close coupled WC, tongue and groove ceiling with recessed low voltage spotlights, chrome heated towel rail.

Outside

Front garden in loose stones.

Enclosed paved yard to rear.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.