


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

21 Eler Park Central,
Dundonald,
Belfast,
County Down, BT16

Offers Over: £139,950

 **Reeds Rains**

reedsrains.co.uk

21 Enler Park Central, Dundonald, Belfast, County Down, BT16

Offers Over: £139,950

EPC Rating: D

Enjoying a prominent position within this popular location in Dundonald, is this simply stunning end terrace property.

Finished to an exceptional standard throughout with no expense spared on the high quality level of fixtures & fittings throughout.

In addition, this very convenient locations falls within walking distance to local shops, parks and regular public transport links whilst Dundonald Village, Ulster Hospital and Dundonald Eastpoint Entertainment Village are also close by.

Belfast City Centre and the surrounding towns are also easily accessible for those whom commute often.

Boasting many selling points, early consideration to view comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset and side panel to...

Entrance Hall

Recessed spotlighting. Under stairs storage. Laminated wooden flooring.

Lounge

13'2" / 12'7" (4.01m / 3.84m)

Cast iron wood burning stove with tiled inset and hearth. Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To Dining / Sunroom

20'6" / 18'10" (6.25m / 5.74m)

At widest points. One bowl sink unit with 3 in 1

swan neck boiling water mixer tap. Excellent range of high and low level soft closing units with formica work surfaces. Integrated four ring induction hob and feature wall mounted extractor fan. Separate built in oven with matching combi microwave. Space for American fridge / freezer. Integrated dishwasher. Built in larder cupboard with plumbing for washing machine and shelving above. Built in larder cupboard, vented for tumble dryer and shelving above. High gloss ceramic tiled flooring. Recessed spotlighting. Breakfast bar. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

10'11" / 10'2" (3.33m / 3.1m)

Built in mirrored sliding wardrobe.

Bedroom Two

11'3" / 11 (3.43m / 11)

Bedroom Three

8'7" / 8'3" (2.62m / 2.51m)

Luxury White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and overhead drencher. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Landing

Built in storage cupboard with shelving. Access to roof space with light, power and gas fired boiler.

Outside

Well tended garden to front in lawn and shrubbery. Enclosed private patio garden to rear. Outside tap / lights. Outside storage.

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.