



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	47	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

19 Kilmuir Avenue,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £134,950

 **Reeds Rains**

reedsrains.co.uk

19 Kilmuir Avenue, Dundonald, Belfast, County Down, BT16

Asking Price: £134,950

EPC Rating: E

We are delighted to present to the open market this recently renovated end terrace property.

Internally the bright and spacious accommodation comprises three bedrooms, two separate reception rooms one with wood burning stove, modern fitted kitchen and bathroom with white suite. Additional benefits include oil fired central heating and double glazed windows and doors. Externally there are low maintenance gardens to front and enclosed 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 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 to entrance hall, under stairs storage.

Lounge

13'1" x 12'6" (4m x 3.8m)

Wood burning stove with tiled inset and hearth, wood panelled wall.

Dining Room

10'2" x 9'1" (3.1m x 2.77m)

Wood panelled wall.

Modern Fitted Kitchen

10'6" x 9'5" (3.2m x 2.87m)

Stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, integrated dishwasher, integrated washing machine, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, part tiled walls, built in larder, uPVC double glazed back door.

First Floor

Landing

Hot press with lagged copper cylinder and immersion heater with storage above. Access to roof space

Bedroom One

11'3" x 11'2" (3.43m x 3.4m)

Built in robe

Bedroom Two

11'2" x 10'2" (3.4m x 3.1m)

Built in robe

Bedroom Three

8'5" x 8'3" (2.57m x 2.51m)

Bathroom

White suite, panelled bath with chrome mixer taps, Triton electric shower unit, dual flush close coupled WC, pedestal wash basin with mixer taps, chrome heated towel rail, recessed spotlights, PVC wall covering.

Outside

Front garden in loose stones.

Enclosed low maintenance garden to rear, loose stones, PVC oil tank, garden store with oil fired boiler.

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

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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.