

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**88 COOPERS MILL AVENUE, DUNDONALD,
BT16 1WU**

OFFERS OVER £199,950

An excellent, well presented semi detached chalet bungalow in the award winning Coopers Mill Development, offering four bedrooms and generous garden to rear.

Built an estimated nine years ago, and well-maintained by the current owners, this property offers fantastic accommodation to include entrance hall with ceramic tile flooring, lounge with attractive fireplace with gas fire, wood laminate flooring, and double doors to luxury kitchen. The kitchen includes a modern range of units, range of integrated appliances, attractive tiled walls, ceramic tile flooring, and recessed spotlighting, open to dining area with patio doors to rear garden. Furthermore, the ground floor includes two good size bedrooms and modern shower room with large walk-in shower cubicle and attractive tiling.

The first floor comprises of a further two good size bedrooms, both with Velux windows. Modern shower room with walk-in shower cubicle, attractive tiling and recessed spotlighting. The outside offers front garden with lawn, good size driveway to side, enclosed rear garden with generous lawn, and large timber shed.

Ideal for both downsizers or families, this property has nothing to do and is ready to move into, and in a much sought after development close to both Dundonald Village and Newtownards town centre. A must view at great value.



Key Features

- An Excellent Well Presented Semi Detached Chalet Bungalow
- Two Bedrooms And Modern Shower Room On The Ground Floor
- Gas Fired Central Heating System and uPVC Double Glazed Windows
- Easy Access To Belfast City Centre Via The Glider Bus Route
- Lounge With Attractive Fireplace & Double Doors To Luxury Kitchen
- The First Floor Also Offers Two Bedrooms And Modern Shower Room
- Front Garden With Lawn, Driveway To Side & Large Timber Shed
- Ready To Move In To, This Is Ideal For Both Downsizers Or Families



Accommodation Comprises

Entrance Hall

Ceramic tiled floor.

Lounge

18' x 11'

Granite fire place with wood surround and gas fire, laminate wood flooring, double doors to:

Kitchen/Dining

15'0 x 10'0

Range of high and low level units, Formica work surface, single drainer stainless steel sink unit with mixer taps. Built in under oven with gas hob, perspex splashback and stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, concealed gas fired boiler, partly tiled walls, fully tiled floor, recessed spotlighting, open to dining area, patio doors to rear garden.

Bedroom 1

13'0 x 10'0

Access to shower room.

Bedroom 2

10'0 x 10'0

Bedroom 3

13'0 x 11'0

Velux window.

Bedroom 4

11'1 x 5'0

Velux window.

Shower Room

Modern white suite comprising large walk in shower cubicle, with built in shower, PVC wall cladding, and shower screen. Semi pedestal washing hand basin with mixer taps, low flush WC, half tiled walls, ceramic tiled flooring, recessed spotlighting and extractor fan.

Landing

Access to eves storage and velux window.

Shower Room

Modern white suite comprising built in shower, PVC splashback, sliding shower doors, semi-pedestal wash hand basin with mixer tap, low flush w.c., half tiled walls, ceramic tile flooring, Velux window, recessed spotlighting, extractor fan.

Outside

Front garden with lawn, tarmac driveway to side, enclosed rear garden with lawn. Large timber garage and small shed.







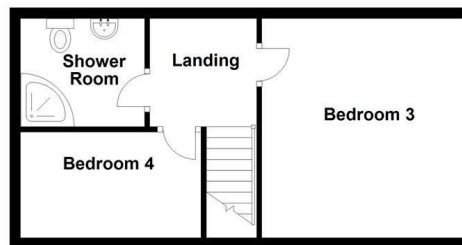




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

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RENTAL DIVISION
028 9070 1000

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