

18 Coopers Mill Close,  
Dundonald,  
Belfast,  
County Down, BT16

**Asking Price: £199,950**

 **Reeds Rains**

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## 18 Coopers Mill Close, Dundonald, Belfast, County Down, BT16

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EPC Rating: C

We are delighted to present to the open market this attractive semi detached villa.

Internally the property has been well maintained throughout by its present vendors with bright accommodation comprising three bedrooms master with ensuite, lounge with contemporary fireplace, modern fitted kitchen open plan to ample dining area and bathroom with white suite. Further benefits include double glazed windows and doors, gas central heating and ground floor cloakroom. Externally there is a brick paved driveway to car parking and well tended gardens to front and rear.

Situated within a quiet cul de sac location, this property offers excellent convenience to Dundonald village with the Ulster Hospital, public transport links for city commuting and the increasing popular Eastpoint entertainment village also close at hand.

Properties within this sought after development have a proven track record for creating strong demand when presented to the open market. We have no doubt that this property will create an early interest on today's market, ideally suitable for young professional or young family alike. Early internal viewing is strongly recommended to avoid disappointment.

### Accommodation

Front door to entrance hall, ceramic tiled floor, alarm panel.

### Ground Floor Cloakroom

Close coupled WC, ceramic tiled floor, recessed spotlights, semi pedestal wash hand basin with mixer taps and tiled splash back.

### Lounge

14'6" x 11'5" (4.42m x 3.48m)  
Contemporary fireplace with marble inset and hearth, gas fire, tiled floor, recessed spotlights.

### Modern Fitted Kitchen Open To Dining Area

15' x 10'1" (4.57m x 3.07m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, concealed lighting, ceramic tiled floor, recessed spotlights, integrated dishwasher, integrated fridge freezer, stainless steel built on oven and four ring gas hob, stainless steel chimney extractor fan, ample dining area, double glazed French doors to rear garden.

### Utility Store

Plumbed for washing machine, ceramic tiled floor, gas boiler.

### First Floor

#### Landing

Airing cupboard  
Access to roof space

#### Master Bedroom

10'9" x 9'6" (3.28m x 2.9m)

#### Ensuite Shower Room

White suite, fully tiled double built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC, half tiled walls, ceramic tiled floor, recessed spotlights.

#### Bedroom Two

11'7" x 10'4" (3.53m x 3.15m)

#### Bedroom Three

8'2" x 7'1" (2.5m x 2.16m)

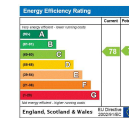
### Bathroom

Modern white suite, panelled bath with mixer taps and telephone hand shower, thermostatically controlled shower, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC, half tiled walls, ceramic tiled floor, recessed spotlights.

### Outside

Cul De Sac Location.  
Brick paved driveway to car parking for two cars.  
Front garden in lawns, well tended front hedge and small tree.  
Enclosed rear gardens, artificial grass, paved patio area, boundary fencing, raised flowerbeds and seating area, outside light and tap.

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,



For full EPC please contact the branch.

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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.