




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

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

**Asking Price: £134,950**

 Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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

**Asking Price: £134,950**

EPC Rating: C

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

Internally this property offers bright accommodation comprising three bedrooms, lounge with wooden fireplace, fitted kitchen open to dining area and shower room with modern white suite. Further benefits include gas central heating and double glazed windows and doors. Externally there is a off street car parking and low maintenance gardens to front side and rear.

This popular location offers excellent convenience to Dundonald village with its range of amenities. Public transport links, the Ulster Hospital and the increasingly popular Eastpoint entertainment village are also easily accessible.

Properties within this location have a proven track record for creating strong demand. We have no doubt that the property will create an early interest on today's market. Ideally suitable for first time buyer or young family alike, early viewing is strongly recommended.

#### **Accommodation**

uPVC double glazed front door and double glazed side panels to entrance hall, laminate wooden floor, under stairs storage.

#### **Lounge**

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

Wooden fireplace with cast iron inset, laminate wooden floor.

#### **Kitchen Open Plan To Dining Room**

18'8" x 10'8" (5.7m x 3.25m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled

splash back, laminate wooden floor, double built in oven and four ring gas hob, extractor fan, plumbed for dishwasher, tongue and groove ceiling, ample dining area, under stairs storage, uPVC double glazed back door.

#### **Lean To Utility Area**

12'1" x 6'2" (3.68m x 1.88m)

Quarry tiled floor, plumbed for washing machine, double glazed door to outside.

#### **First Floor**

##### **Bedroom One**

11'3" x 10'9" (3.43m x 3.28m)

Double built in robe

##### **Bedroom Two**

11' x 10'1" (3.35m x 3.07m)

Double built in robe, laminate wooden floor.

##### **Bedroom Three**

8'8" x 8'4" (2.64m x 2.54m)

Laminate wooden floor

##### **Shower Room**

Modern white suite, double built in shower cubicle with thermostatically controlled shower with overhead rainforest drencher, vanity unit with mixer taps, dual flush close coupled WC, chrome heated towel rail, PVC tiled effect walls and floor, tongue and groove ceiling.

##### **Outside**

Front garden in lawns and shrubs, brick paved seating area. Enclosed low maintenance paved area to rear, workshop with light, power, WC and wash hand basin. Off street car parking to side access via double entrance gates. Side garden paved with apple and plum trees.

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 Carrmonee 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.