



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1B, Grand Prix Park,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £235,000

 Reeds Rains

reedsrains.co.uk

1B, Grand Prix Park, Dundonald, Belfast, County Down, BT16

Asking Price: £235,000

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 and offers bright and spacious accommodation comprising three bedrooms master with ensuite shower room, lounge with contemporary fireplace, modern fitted kitchen open plan to ample dining and family area and bathroom with modern white suite. Additional benefits include gas central heating, double glazed windows and doors, utility area and ground floor cloakroom.

Externally there is a brick paved driveway to car parking for two cars with a low maintenance enclosed garden to rear.

This property is positioned just off the Comber Road within this popular residential location, providing ease of access to the wide range of day to day amenities.

Dundonald ice bowl, Eastpoint entertainment village, public transport links and the Ulster hospital are all within walking distance.

We have no doubt that this property will create an interest on today's market. Early consideration to view is strongly recommended.

Spacious Lounge

17'9" x 13'1" (5.4m x 4m)

Contemporary wall mounted electric fire, solid wooden floor, built in cupboard, bay window,

under stairs storage, double doors with glazed inset to kitchen

Utility Room

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

Ground Floor Cloakroom

White suite, wash hand basin with mixer taps, dual flush close coupled WC, chrome heated towel rail, recessed spotlights,

Modern Fitted Kitchen Open Plan To Dining And Family Area

17'8" x 16'2" (5.38m x 4.93m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with formica work surfaces, glass splash back, concealed lighting, ceramic tiled floor, integrated fridge freezer, integrated dishwasher, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, recessed spotlights to kitchen, ample dining and family area, built in cupboard, double glazed sliding patio doors to rear garden.

First Floor

Landing

Access to roof space via slingsby ladder
Built in store

Master Bedroom

12'9" x 10'2" (3.89m x 3.1m)

Excellent range of built in bedroom furniture, additional built in robe.

Ensuite Shower Room

White suite, built in shower cubicle with thermostatically controlled shower, vanity unit with mixer taps, dual flush close coupled WC, chrome heated towel rail, tiled effect floor, tongue and groove ceiling, recessed spotlights, velux window.

Bedroom Two

10' x 9'8" (3.05m x 2.95m)

Range of built in robes.

Bedroom Three

11'3" x 6'6" (3.43m x 1.98m)

Bathroom

With modern white suite, panelled bath mixer taps, telephone hand shower, thermostatically controlled shower, dual flush close coupled WC, vanity unit with mixer taps, PVC wall covering, tiled effect floor, chrome heated towel rail.

Outside

Brick paved driveway to car parking for two cars.

Front garden in loose stones, shrubs and small tree.

Enclosed low maintenance garden to rear, brick paved, shrubs, boundary stone wall and fencing, garden shed.

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.