



| 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> | <b>74</b>               | <b>76</b> |
| (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 |           |

31 Eler Park West,  
Dundonald,  
Belfast,  
County Down, BT16

**Asking Price: £129,950**

 **Reeds Rains**

reedsrains.co.uk



31 Enler Park West, Dundonald, Belfast, County Down, BT16

**Asking Price: £129,950**

EPC Rating: C

We are delighted to present to the open market this mid terraced property.

Internally this property offers bright accommodation comprising three bedrooms, lounge, fitted kitchen open plan to ample dining and family area and bathroom with white suite. Further benefits include gas central heating, double glazed windows and doors and enclosed garden to rear.

This popular location offers excellent convenience to the many day to day amenities on the Comber Road and Dundonald village with their wide range of amenities. Public transport links, the Ulster Hospital and the increasingly popular Eastpoint entertainment village are also easily accessible.

We have no doubt that this property will create an early interest on today's market. Ideally suitable for first time buyer or investor alike, early viewing is strongly recommended.

#### **Accommodation**

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

#### **Lounge**

13'2" x 12'6" (4.01m x 3.8m)

Laminate wooden floor, cornice work.

#### **Fitted Kitchen Open Plan To Ample Dining And Family Room**

18'10" x 10'2" (5.74m x 3.1m)

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, plumbed for dishwasher, stainless steel built in oven and four ring gas hob, stainless steel chimney

extractor fan, breakfast bar, double glazed door to garden, ample dining area, double glazed sliding patio door to rear garden.

#### **First Floor**

##### **Landing**

Access to roof space.

Built in store with gas boiler.

##### **Bedroom One**

11'2" x 10'9" (3.4m x 3.28m)

Double built in robe.

##### **Bedroom Two**

11'1" x 10'2" (3.38m x 3.1m)

Double built in robe.

##### **Bedroom Three**

8'6" x 8'2" (2.6m x 2.5m)

#### **Bathroom**

White suite, corner panelled bath with mixer taps, pedestal wash hand basin with mixer taps, close coupled WC, fully tiled built in shower cubicle with thermostatically controlled shower.

#### **Outside**

Front garden in lawns, shrubs and loose stones.

Enclosed low maintenance garden to rear, fully paved, garden store.

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 Carnmoney 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.