


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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	

37 Coopers Mill Avenue,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £240,000

 **Reeds Rains**

reedsrains.co.uk

37 Coopers Mill Avenue, Dundonald, Belfast, County Down, BT16

Asking Price: £240,000

EPC Rating: C

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

Internally the property has been well maintained throughout by its present vendors and offers bright and spacious adaptable accommodation comprising three/four 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 room and ground floor cloakroom.

Externally there is a driveway to car parking and a large well tended enclosed garden to rear.

This property is positioned within this popular and highly regarded residential development, 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 easily accessible.

Rarely would a property of this style present itself to the open market, we have no doubt that the property will create an interest on today's market. Early consideration to view is strongly recommended.

Accommodation

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

Ground Floor Cloakroom

White suite, dual flush close coupled WC, semi pedestal wash hand basin with mixer taps and tiled splash, ceramic tiled floor, recessed spotlights.

Lounge

15'6" x 11'8" (4.72m x 3.56m)
Contemporary fireplace with tiled inset and hearth, gas fire, recessed spotlights, walnut wooden floor.
Open plan to kitchen.

Modern Fitted Kitchen Open Plan To Dining Area

19'3" x 12'4" (5.87m x 3.76m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces and tiled splash back, concealed lighting, ceramic tiled floor, recessed spotlights, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, concealed gas boiler, ample dining area.

Lower Ground Floor

Stairs from reception hall to lower ground floor. Hallway with built in store.

Utility Room

7' x 6'4" (2.13m x 1.93m)
Single drainer stainless steel sink unit with mixer taps, tiled splash back, ceramic tiled floor, plumbed for washing machine, door to garden.

Bedroom Four / Garden Room

13' x 11'10" (3.96m x 3.6m)
Laminate wooden floor, recessed spotlights, double glazed French doors to rear garden.

First Floor

Landing

Walk in store. Access to roof space via slingsby ladder.

Master Bedroom

11'8" x 11'8" (3.56m x 3.56m)
Laminate wooden floor.

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, ceramic tiled floor, recessed spotlights, half tiled walls.

Bedroom Two

12'8" x 11'7" (3.86m x 3.53m)
Laminate wooden floor.

Bedroom Three

8'1" x 7'2" (2.46m x 2.18m)
Laminate wooden floor.

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, thermostatically

For full EPC please contact the branch.

controlled shower, tiled splash back, ceramic tiled floor, half tiled walls, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC.

Outside

Tarmac driveway to ample car parking. Large enclosed private garden to rear in lawns, shrubs, boundary fencing and wall, extensive composite decking area. Front garden in lawns.

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.