



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

177 Dunlady Manor,
Dundonald,
Belfast,
County Down, BT16

Guide Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

177 Dunlady Manor, Dundonald, Belfast, County Down, BT16

Guide Price: £199,950

EPC Rating: D

Enjoying a quiet residential location within the popular Dundonald area of East Belfast is this superb Semi-Detached home.

Offering bright, well presented & easy to maintain accommodation throughout, this excellent home will appeal to a wide range of prospective buyers in today's market.

The excellent home has many selling points however of particular note is the garage with utility space to rear leading to a fully enclosed & private garden area.

The many amenities and attractions within Dundonald Village are close to hand whilst Belfast City Centre and the surrounding towns are also easily accessible for those whom commute daily.

Interest will no doubt be immediate and we therefore recommend internal appraisal at your earliest convenience.

Covered Entrance Porch

Composite front door with glazed inset and side panel to...

Entrance Hall

Under stairs storage.

Lounge

17'1" / 12'4" (5.2m / 3.76m)

At widest points. Into bay window. Feature fireplace with electric fire inset and granite surround. Double doors to...

Dining Room

11 / 10

Ample dining area. uPVC French doors to enclosed rear garden.

Modern Fitted Kitchen

11'7" / 8'9" (3.53m / 2.67m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Partly tiled walls. Breakfast bar.

Utility Room

9'7" / 8'7" (2.92m / 2.62m)

One bowl sink unit with chrome dual mixer tap. Space for fridge / freezer. Plumbed for washing machine. Vented for tumble dryer. Partly tiled walls. uPVC door to rear and uPVC door to...

Garage

20'2" / 8'10" (6.15m / 2.7m)

With electric roller door. Light and power.

First Floor

Bedroom One

12 / 11

Bedroom Two

13'10" / 8'9" (4.22m / 2.67m)

Bedroom Three

10'8" / 10'1" (3.25m / 3.07m)

At widest points. Velux window.

White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Mira sport electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring.

Landing

Hot press with lagged copper cylinder and storage above. Access to roof space.

Outside

Well tended garden area to front. Driveway car

parking. Enclosed easy to maintain garden to rear in lawn and shrubbery. uPVC oil tank. Boiler house with oil fired boiler. Outside tap / light.

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 Carrmoney 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.