


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Apt 4, 1 Loughan Hall,
Dundonald,
Belfast, County Down, BT16

Guide Price: £175,000

 **Reeds Rains**

reedsrains.co.uk

Apt 4, 1 Loughan Hall, Dundonald, Belfast, County Down, BT16

Guide Price: £175,000

EPC Rating: B

Loughan Hall is a highly regarded & much admired residential development of apartments positioned just off the Comber Road in Dundonald.

Built approximately 5 years ago, this excellent apartment offers bright, easy to maintain and beautifully presented accommodation throughout.

The excellent array of day to day amenities and attractions on the Comber Road and Dundonald Village are all within walking distance whilst Belfast City Centre is easily accessible for those whom commute on a daily basis.

An ideal opportunity for a wide range of prospective buyers in todays market, with this in mind early internal inspection is strongly encouraged.

Composite Front Door To Communal Entrance Hall

Stairwell To...

Solid Wooden Front Door To...

Entrance Hall

Intercom system. Large walk in cloak cupboard.

Stunning Fitted Kitchen Open Plan To Dining / Living Area

18'5" / 15'2" (5.61m / 4.62m)

One & 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and laminated work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Integrated

washing machine. Integrated fridge / freezer. Built in storage cupboard with gas fired boiler. Partly tiled walls. Part ceramic tiled flooring. Concealed strip lighting. Ample dining area. Recessed spotlighting.

Bedroom One

12'4" / 9'3" (3.76m / 2.82m)

Bedroom Two

9'9" / 9'3" (2.97m / 2.82m)

At widest points.

Contemporary Shower Room

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with overhead drencher. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Chrome heated towel rail. Extractor fan.

Outside

Communal bin storage. Communal car parking plus additional space for visitors.

Management Fee

Approx

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.