

**RODGERS
&
BROWNE**

1 Coopers Mill Avenue, Dundonald
East Belfast, BT16 1WR

offers over £225,000



The Agent's Perspective...

"A fabulous stone finished end town house which mirrors the design and size of similar detached homes within the same development. Set on a corner site which benefits from taking full advantage of the sun rotation.

Internally the property has bright and spacious accommodation with a living room incorporating a feature fireplace, kitchen opening to casual dining, separate utility room. On the first floor there are three well-proportioned bedrooms main with ensuite shower room plus main bathroom.

Externally there are fully enclosed gardens and two private carparking spaces.

An ideal property for a first-time buyer to that of a growing family as the facilities within the surrounding area are second to none"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

The facts you need to know...

Stone facade end townhouse located in the ever popular Coopers Mill Development

Deceptively spacious and mirroring in its design to that of similar detached homes

Bright living room with fireplace and feature bay window

Modern kitchen opening to casual dining area

Separate utility room

Three bedrooms, main with ensuite shower room

Main bathroom incorporating a separate shower cubicle and bath

White panelled doors throughout

Cream PVC double glazing

Fully enclosed south facing garden laid in lawns

Private parking for two cars

Ideally located to amenities including an array of local schools, churches, shops and the Ulster Hospital

Belfast City Centre is access via road and by a regular service Glider



Kitchen with casual dining area



Utility room

The property comprises...

GROUND FLOOR

Panelled PVC door leading to:

ENTRANCE HALL

Limed grey oak laminate flooring, staircase to first floor.

CLOAKROOM

Low flush wc, wash hand basin with mixer tap, ceramic tiled floor, low voltage lighting.

LIVING ROOM

12' 5" x 14' 8" (at widest points) (3.78m x 4.47m) Fireplace with wooden surround, granite inset and hearth, gas fire, low voltage lighting.

KITCHEN WITH CASUAL DINING AREA

17' 8" x 10' 7" (5.38m x 3.23m)

Extensive range of high and low level white cupboards, under unit lighting, laminate worktops, four ring gas hob, stainless steel splashback, under oven, integrated fridge freezer, integrated dishwasher, single drainer stainless steel sink unit with mixer tap, concealed gas boiler, ceramic tiled floor, part tiled walls, French doors to garden.

UTILITY ROOM

7' 2" x 5' 4" (2.18m x 1.63m)

Low level cupboards, plumbed for washing machine, space for tumble dryer, single drainer stainless steel sink unit with mixer tap, laminate worktops, ceramic tiled floor, part tiled walls.



Main bedroom

First Floor

LANDING

Access to roofspace.

MAIN BEDROOM

13' 6" x 10' 9" (4.11m x 3.28m)
Plus built-in wardrobe.

ENSUITE SHOWER ROOM

Double shower cubicle with thermostatically controlled shower unit, half pedestal wash hand basin with mixer tap, low flush wc, half tiled walls, ceramic tiled floor, low voltage lighting.

BEDROOM (2)

10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM (3)

10' 8" x 6' 8" (3.25m x 2.03m)
Limed grey oak laminate flooring.

BATHROOM

8' 5" x 7' 1" (2.57m x 2.16m)
White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, half pedestal wash hand basin with mixer tap, ceramic tiled floor, part tiled walls, shower cubicle with thermostatically controlled shower unit.

Outside

Fully enclosed garden laid in lawns with mature hedging.

Parking for two cars.

Outside tap.



Landing



Bedroom two



Bathroom

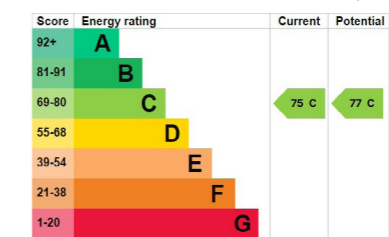


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent TBC

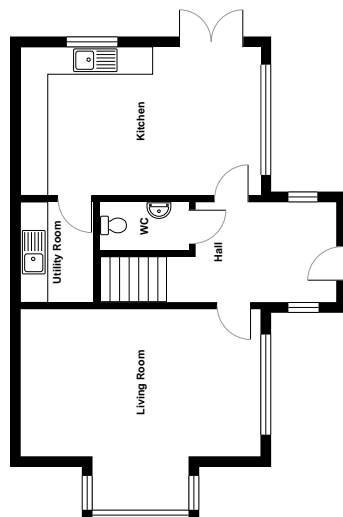
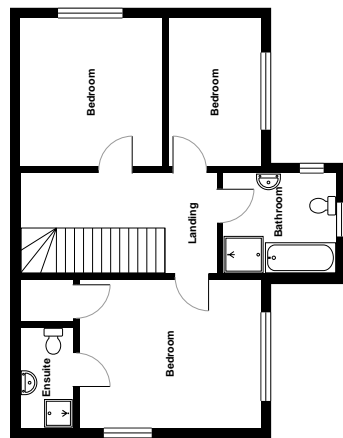
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is TBC.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Upper Newtownards Road from Stormont turn right into Old Mill Meadows continue to the roundabout and take your third exit and No1 will be on your right.



Total Area: 109.0 m² ... 1173 ft²
All measurements are approximate and for display purposes only



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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F (028) 9042 1400

info@rogersandbrowne.co.uk
rogersandbrowne.co.uk



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