



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(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	

3 Coronation Park,
Dundonald,
Belfast, BT16

Asking Price: £144,950

Reeds Rains

reedsrains.co.uk

3 Coronation Park, Dundonald, Belfast, BT16

Asking Price: £144,950

EPC Rating: C

We are delighted to present to the open market this well presented mid terrace property.

Internally the bright and spacious accommodation comprises three bedrooms, lounge, modern fitted kitchen and bathroom with white suite. Additional benefits include gas central heating and double glazed windows and doors. Externally there are gardens to front and enclosed to rear.

This popular location is within ease of access to the many day to day amenities on the Comber Road. The Ulster hospital and the Eastpoint entertainment complex are also within walking distance.

Properties within in this location when presented to the open market will create a strong interest. Early consideration to view is recommended in order to avoid disappointment.

Accommodation

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

Lounge

13'1" x 11'5" (4m x 3.48m)

Laminate wooden floor, recessed spotlights.

Modern Fitted Kitchen

12'4" x 10'6" (3.76m x 3.2m)

Bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, ceramic tiled floor, plumbed for washing machine, stainless steel built in oven and four ring hob, stainless steel chimney

extractor fan, recessed spotlights, ample dining area, uPVC double glazed back door.

First Floor

Landing

Slingsby ladder to fully floor roof space, light, power, gas boiler. Ideally for office / playroom subject to relevant planning consents.

Bedroom One

12'3" x 9'4" (3.73m x 2.84m)

Excellent range of built in robes with mirrored sliding doors, laminate wooden floor, recessed spotlights.

Bedroom Two

10'8" x 6'7" (3.25m x 2m)

Excellent range of built in robes with mirrored sliding doors, laminate wooden floor, recessed spotlights.

Bedroom Three

9'4" x 6'6" (2.84m x 1.98m)

Built in robe, laminate wooden floor.

Bathroom

White suite, panelled bath with chrome mixer taps, power shower and overhead drencher, semi pedestal wash hand basin with chrome mixer taps, dual flush close coupled WC, fully tiled walls, ceramic tiled floor, recessed spotlights.

Outside

Front garden in artificial grass.

Enclosed private garden to rear, extensive paved patio area, artificial grass, boundary fencing, garden store with light. Garden room with light, power and electric heating. Ideal for home office or entertaining space.

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

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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.