



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	73
(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	

1011 Upper Newtownards Road,
Dundonald,
Belfast,
County Down, BT16

Offers Over: £195,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

1011 Upper Newtownards Road, Dundonald, Belfast, County Down, BT16

Offers Over: £195,000

EPC Rating: C

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

Internally the property has been finished to a high standard throughout by its present vendors, with bright accommodation comprises three bedrooms, spacious through lounge dining room, modern fitted kitchen with central island and bathroom with modern white suite. Additional benefits include gas central heating and double glazed windows and doors.

Externally there is off street car parking to the rear accessed via remote entrance gates, with an enclosed low maintenance garden to rear.

This popular location provides ease of access to a wide range of amenities to include Dundonald ice bowl and the increasing popular Eastpoint entertainment village. The many day to day amenities within Dundonald village, the Glider park and ride and the Ulster hospital are all within walking distance.

We have no doubt that this property will create an interest on todays market. Early consideration to view is strongly recommended.

Accommodation

uPVC double glazed front door, entrance hall, ceramic tiled floor, alarm panel, recessed spotlights, cloaks recess under stairs. Double doors to lounge from entrance hall.

Spacious Through Lounge Dining Room

25'5" x 10'2" (7.75m x 3.1m)

Bay window, contemporary wall mounted fireplace, tiled effect wooden floor, recessed spotlights, ample dining area.

Modern Fitted Kitchen L-Shaped To Dining Area

18'7" x 16'8" (5.66m x 5.08m)

Single drainer sink unit with spray pull down mixer tap, excellent range of high and low level units, pelmet lighting, laminate work surfaces, brick effect tiled splash back, ceramic tiled floor, recessed spotlights, plumbed for American fridge freezer, stainless steel built in oven and five ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, central island with breakfast bar, double glazed French doors to rear garden.

First Floor

Landing

Airing cupboard.

Bedroom One

11'1" x 10'1" (3.38m x 3.07m)

Range of built in robes with mirrored sliding doors.

Bedroom Two

11'5" x 10'2" (3.48m x 3.1m)

Bedroom Three

7' x 6'1" (2.13m x 1.85m)

Bathroom

White suite, panelled bath with mixer taps, thermostatically controlled shower and overhead rainforest drencher, pedestal wash hand basin with mixer taps, dual flush close coupled WC, fully tiled walls, recessed spotlights.

Outside

Front garden in lawns.

Off street car parking to rear, access via remote entrance gates.

Low maintenance enclosed garden to side and

rear, fully paved, outside light and tap.

Garden room/cabin with light and power, double glazed French doors.

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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.