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10 Old Mill Mews

Dundonald
BT16 1WD

Offers In Region Of £245,000

10 OLD MILL MEWS, DUNDONALD, BT16 1WD

- Well Presented Semi-Detached Family Home
- Ease Of Access To Belfast City Centre, Comber & Newtownards
- Bright And Spacious Living Room & Dual Aspect Sun-Room With French Doors To Patio
- Modern Kitchen With Feature Island Open To Dining
- Four Generous Bedrooms
- First Floor Shower Room
- Fixed Staircase To Floored Roofspace
- Private, Enclosed South Facing Rear Garden & Patio
- Driveway Leading To The Detached Garage
- Oil Central Heating Supplemented By Solar Hot Water Heating System



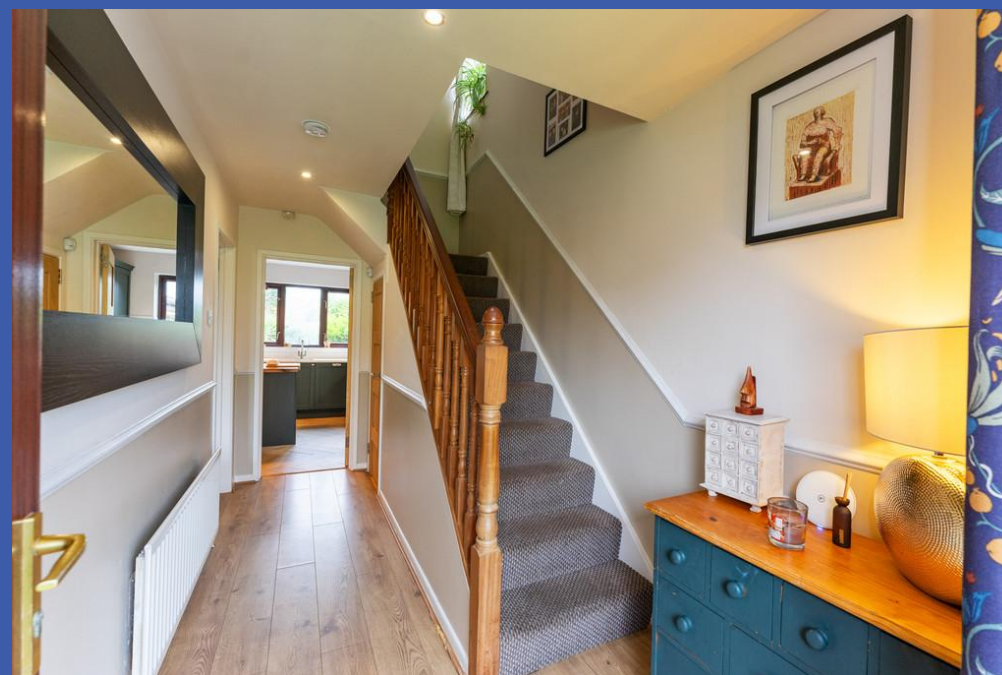
Property Description

Very well presented, extended semi-detached family home located in a quiet cul-de-sac in the ever-popular Old Mill development. The property is close to many local amenities and offers ease to main arterial routes and public transport services linking Belfast city centre, Comber and Newtownards.

The property has undergone general refurbishment in recent years. A bright and airy entrance hall leads to a living room with feature gas fire, a modern recently fitted kitchen with focal island unit, excellent dining area opening to a sun-room complete with a multi-fuel burning stove.

Externally the property benefits from a private and enclosed south facing rear garden laid in lawn with patio area and aspect towards the countryside, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.







Property Comprise s

ENTRANCE HALL

Under stair pantry / cloakroom, wood strip flooring, dado rail

LIVING ROOM 16' 6" x 14' 10" (5.03m x 4.52m)

Feature wood panel walls, gas fireplace with wooden mantle and tiled hearth, sliding doors to kitchen / dining





OPEN PLAN KITCHEN / DINING ROOM 22' 2" x 11' 6" (6.76m x 3.51m)

Excellent range of high and low level units with marble work surfaces and matching upstand, chrome handles, stainless steel double sink unit with chrome mixer tap, integrated oven and four ring Hotpoint induction hob, integrated dishwasher. integrated washing machine, space for American style fridge freezer, feature island unit with wooden work surfaces, Herringbone style wood effect tiled floor, sliding door to sun room





SUN ROOM 14' 2" x 11' 6" (4.32m x 3.51m)

Multi fuel burning stove, spot lighting

LANDING

Hotpress

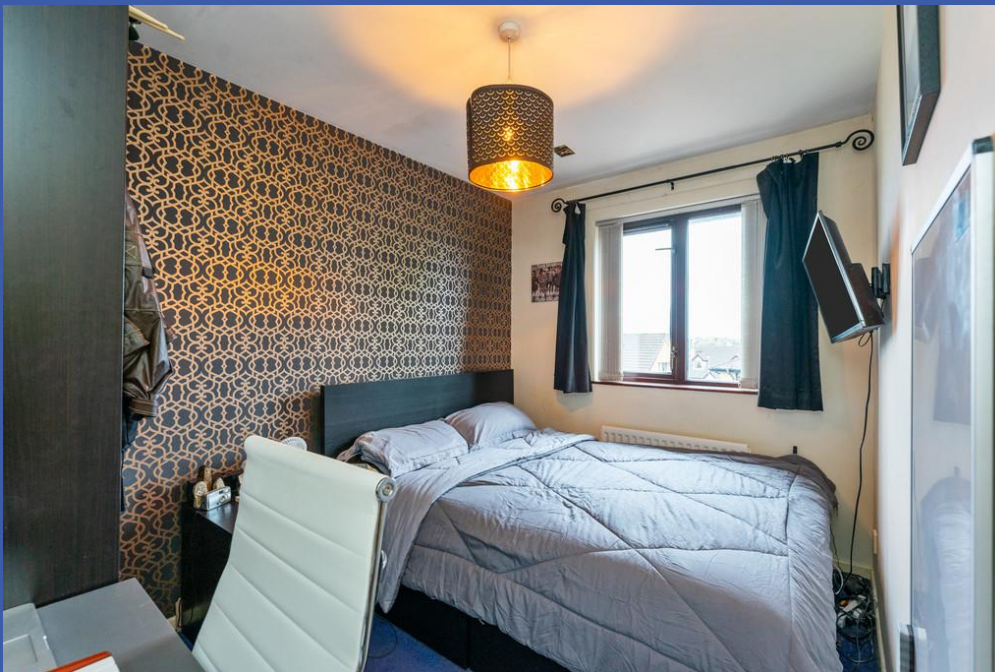




BEDROOM 13' 3" x 10' 10" (4.04m x 3.3m)

BEDROOM 11' 5" x 10' 1" (3.48m x 3.07m)
Measurement at widest points

BEDROOM 11' 4" x 7' 6" (3.45m x 2.29m)





BEDROOM 11' 5" x 9' 7" (3.48m x 2.92m)

Fixed staircase leading to a floored roofspace

ROOFSPACE 21' 9" x 7' 6" (6.63m x 2.29m)

Floored, radiators, velux windows and spot lighting. Storage into eaves.

SHOWER ROOM

Shower cubicle with chrome fittings, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, spot lighting





OUTSIDE

Driveway parking.

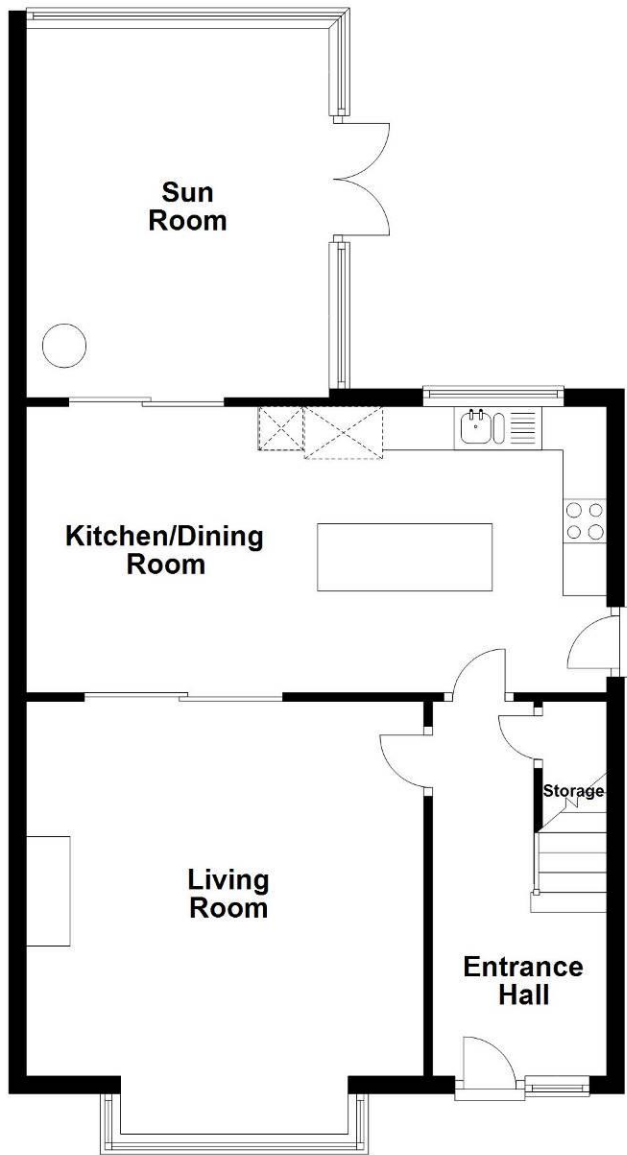
Front garden laid in lawn with mature shrubs.

Private, enclosed south facing rear garden laid in lawn, patio area with low level lighting, external power outlets, mature shrubs and hedges.

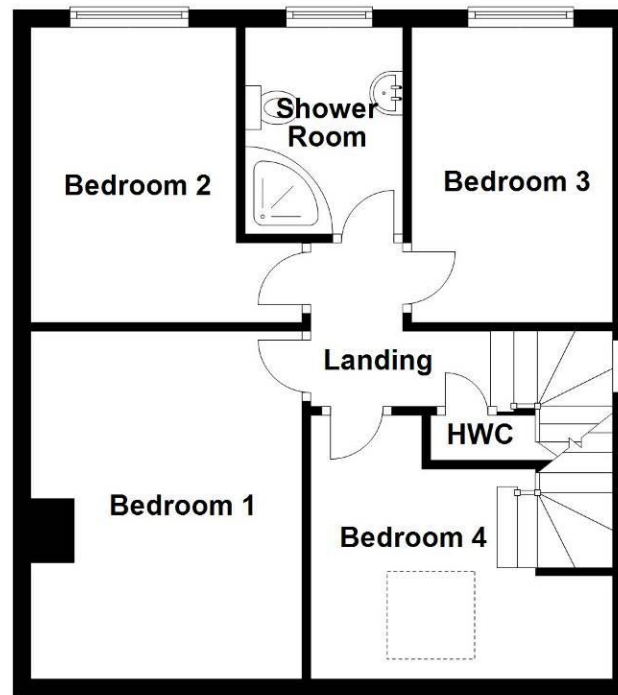
GARAGE 64' 7" x 37' 8" (19.7m x 11.5m)

Roller door, work surfaces and tool station, oil boiler, vented for tumble dryer, light and power

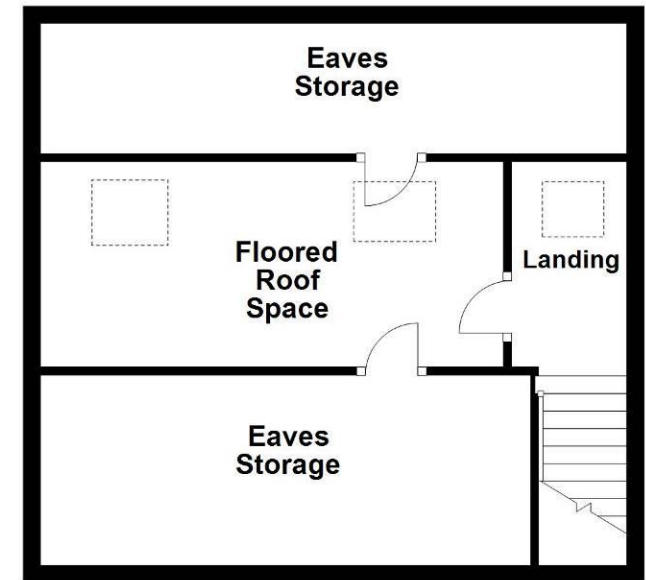
Ground Floor

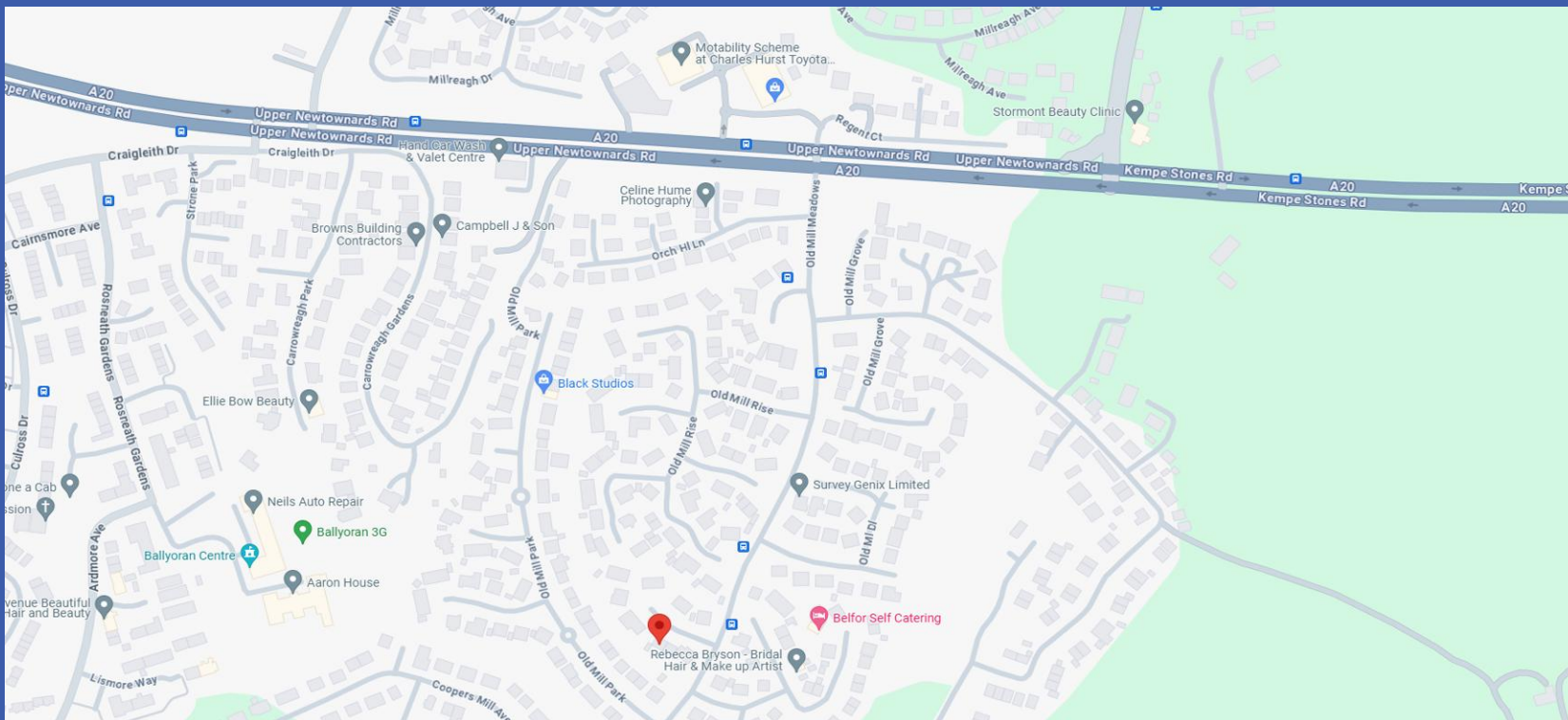


First Floor



Second Floor





Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		



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