



## 43 Reaville Park Dundonald, Belfast, BT16 2AR

"It's hard to imagine a more convenient yet quiet location for access to the Ulster Hospital, Dundonald village and public transport routes into Belfast City Centre. Reaville Park really ticks that box".

The property is a traditional double fronted detached bungalow which benefits from a sizeable rear extension. The accommodation is therefore flexible offering 3 bedrooms and a lounge or 2 bedrooms, a lounge and a sitting room. To the rear is a well proportioned kitchen with casual dining area, separate utility room and family bathroom, with both bath & separate shower.

The property benefits from uPVC double glazing and oil fired central heating. Externally the site is level, particularly suitable for those with restricted mobility, and is low maintenance with artificial lawn to the front and brick paved patio to the rear, concrete driveway and mature planted beds.

Undoubtedly the property will require some modernisation and redecoration to make the best of it but the basics are here for a lovely home which has been priced to allow for these upgrades.

**Offers Around £199,950**

# 43 Reaville Park

Dundonald, Belfast, BT16 2AR



- Extended detached bungalow
- Kitchen with casual dining area
- uPVC double glazing
- Convenient to Ulster Hospital and Glider service to Belfast City Centre
- 2 or 3 bedrooms (depending on requirements)
- Bathroom with bath & separate shower
- Oil fired central heating
- Lounge with feature brick fireplace
- Utility room
- Low maintenance level site with paved patio & driveway

## Entrance

## Entrance hall

## Lounge

16x12'8 (4.88mx3.86m)

## Rear hallway

10'1x3'3 (3.07mx0.99m)

## Kitchen/Diner

13'8x11'8 (4.17mx3.56m)

## Utility Room

8'5x4'10 (2.57mx1.47m)

## Bathroom

12'9x5'1 (3.89mx1.55m)

## Bedroom 1

11'9x10'6 (3.58mx3.20m)

## Bedroom 2/Sitting room

13'3x10'6 (4.04mx3.20m)

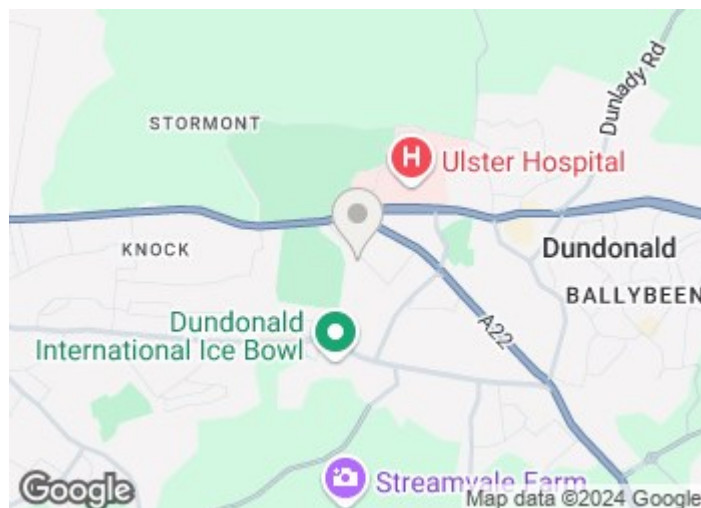
## Bedroom 3

12'9x8'10 (3.89mx2.69m)

## Outside

## Tenure

## Property misdescriptions

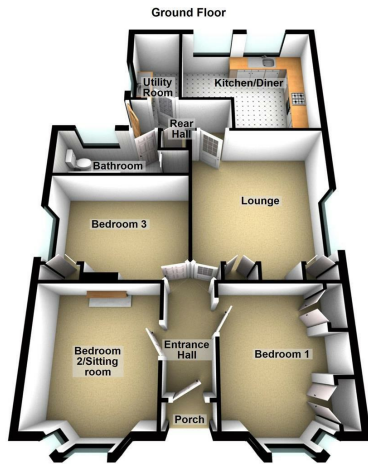


## Directions

Driving into Belfast past the Ulster Hospital turn left into Galway Park & Reaville Park just past the Comber Road junction.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanSolo.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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