



2 ASHDENE WOOD

Dundonald, BT16 1BJ

Asking price **£350,000**

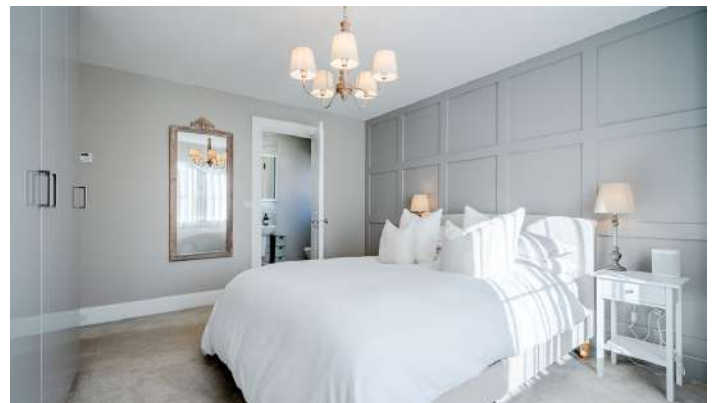


DETACHED | 3  | 2  | 2 

Nestled in the desirable area of Dundonald, the exclusive development of Ashdene Wood provides its residents with the privacy and tranquillity associated with city-suburb living.

KEY FEATURES

- Detached home in Exclusive Development within Sought after Area Built in 2022
- Lounge with Outlook to Front
- Open Plan Kitchen/Living/Dining Room with Range of Integrated Appliances, Ample Space for Dining Leading Through to the Living Space with Patio Door Access to Rear Garden
- Downstairs WC
- Three Well Proportioned Bedrooms
- Primary Bedroom with En Suite Shower Room and Built in Wardrobes
- Contemporary Family Bathroom
- Generous Gardens Laid in Lawns with Patio Area
- Gas high efficiency boiler with thermostatically controlled radiators
- Extensive electrical specification to include pre-wire for BT and Sky+
- 10 year NHBC structural warranty
- Contemporary underlighting to kitchen units



ROOM DETAILS

Ground Floor

- Entrance
- Covered Entrance Porch
- Reception Hall
- Downstairs WC
- Lounge
16'2" x 11'6"
- Kitchen/Dining/Living
21'11" x 18'11"

First Floor

- Landing
- Bedroom One
14'1" x 11'6"
- Ensuite Shower Room
- Bedroom Two
11'6" x 11'6"
- Bedroom Three
8'9" x 7'10"
- Family Bathroom

Outside

- Ample Driveway Parking
- Garden To Front and Rear
- Patio Area
- Partially Laid In Lawns



To View Floor Plans
scan QR code below



DIRECTIONS

Turning left off East Link onto the Old Dundonald Road, Ashdene Wood is located on the left hand side.



THE LOCAL AREA

Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.



ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
<i>Very energy efficient – lower running costs</i>			
92+	A		
81-91	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>NOT energy efficient – higher running costs</i>			

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

