

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



38 COOPERS MILL AVENUE, BT16 1WU

OFFERS OVER £179,950

An excellent, deceptively spacious two bedroom semi-detached property situated in the award winning Coopers Mill development, with excellent gardens.

Beautifully presented and offering bright, spacious accommodation, this property benefits from a luxury kitchen with range of built-in appliances, attractive tiled flooring, open to lounge/dining room with patio doors to garden. Ground floor toilet suite with ceramic tiled flooring.

The first floor includes two double bedrooms, one with master en-suite shower room to include built-in shower cubicle, and partly tiled walls. Modern family bathroom with built in shower over bath, and attractive tiled walls and flooring.

Also offering excellent gardens in lawn including tarmac driveway to side, this property is ideally located within a popular development, close to both Newtownards and Dundonald village, benefitting from the glider bus service into Belfast city centre.



Key Features

- Deceptively Spacious Townhouse In An Award Winning Development
- Luxury Kitchen With Range Of Integrated Appliances & Attractive Tiling
- Modern White Bathroom Suite With Built In Shower Over Bath
- Garden To Front And Enclosed Garden To Rear With Lawn & Patio
- Two Good Size Bedrooms, Master With Ensuite Shower Room
- Bright, Spacious Lounge/Dining Room With Fireplace And Patio Doors
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Ground Floor WC

White suite comprising wash hand basin with tiled splashback and low flush WC. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Lounge/Dining Room

16'3 x 15'2

Attractive fireplace with gas fire, cupboard under stairs with gas fired boiler, wood laminate flooring, patio doors to garden. Open to:

Kitchen

9'0 x 8'0

Modern range of high and low level units, work surfaces with inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled flooring.

First Floor

Landing

Bedroom 1

11'6 x 9'6

En-Suite

Modern white suite comprising built-in shower cubicle with built-in shower, folding shower door, pedestal wash hand basin with mixer tap, low flush WC. Part tiled walls, recessed spotlighting.

Bedroom 2

15'3 x 8'9

(at widest point)

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower, shower screen, pedestal wash hand basin with mixer tap, low flush WC. Part tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Roofspace

Partly floored.

Outside

Garden to front and driveway. Enclosed garden to rear with patio and decking areas with boundary fencing.



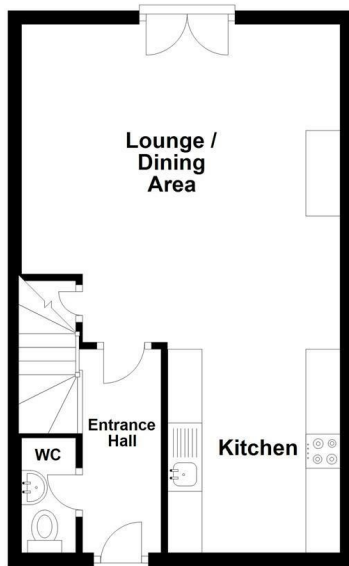




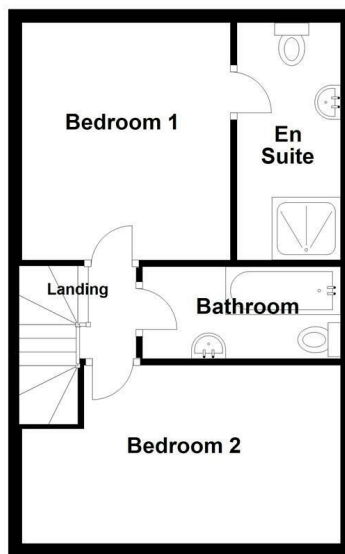




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	79	79
	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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