


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

14 Cairnsmore Walk,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £144,950

 **Reeds Rains**

reedsrains.co.uk

14 Cairnsmore Walk, Dundonald, Belfast, County Down, BT16

Asking Price: £144,950

EPC Rating: D

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

Internally this property has been finished to high standard throughout by its present vendors with no expense spared to fixtures or fittings. The bright and spacious accommodation comprises three generous bedrooms, lounge with excellent views towards Craigantlet, modern fitted kitchen with dining area and family bathroom with modern white suite. Further benefits include sun room, utility store, gas central heating and double glazed windows and doors.

Externally there is off street car parking and enclosed gardens to front, side and rear.

The property has undergone a refurbishment programme within the past three years. Newly installed gas central heating, double glazed windows and doors, re-wiring and kitchen and bathroom upgrades have all been completed.

This popular location offers excellent convenience to Dundonald village with its range of day to day amenities. Public transport links, the Ulster Hospital and the increasingly popular Eastpoint entertainment village are also easily accessible.

We have no doubt that this property will create an immediate interest on today's market. Ideally suitable for first time buyer or young family alike, early viewing is strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor.

Bedroom One

12'4" x 9'6" (3.76m x 2.9m)
Built in robe, laminate wooden floor.

Bedroom Two

12'2" x 10'5" (3.7m x 3.18m)
Built in robe, laminate wooden floor.

Half Landing

Door to Sun Room

Modern Fitted Kitchen

12'5" x 8'9" (3.78m x 2.67m)
Single drainer stainless steel bowl and one half sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, concealed lighting, ceramic tiled floor, recessed spotlights, integrated dishwasher, integrated fridge freezer, stainless steel double built in oven and four ring ceramic hob, stainless steel chimney extractor fan, ample dining area.

Sun Room

9'9" x 7'6" (2.97m x 2.29m)
Laminate wooden floor, PVC ceiling, recessed spotlights, double glazed French doors to rear garden.

Family Bathroom

Modern white suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, chrome heated towel rail, dual flush close coupled WC, recessed spotlights, vanity unit with mixer taps and tiled splash back, built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher.

Utility Store

Plumbed for washing machine, laminate wooden floor, gas boiler, hatch access to basement.

First Floor

Lounge

15'8" x 12'3" (4.78m x 3.73m)
Laminate wooden floor, Excellent views towards Craigantlet.

Bedroom Three

12'2" x 10'3" (3.7m x 3.12m)
Excellent views towards Craigantlet.

Outside

Gardens to front and side in lawns, with boundary wall.
Off Street car parking for one car.
Enclosed low maintenance garden to rear fully paved.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2

For full EPC please contact the branch.

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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.