

**Tim Martin**  
Tim Martin  
.co.uk



**18a, 18b & 18c Bar View**  
**Dundrum**  
**BT33 0ND**

**Offers Around**  
**£125,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

An opportunity exists to purchase a high earning investment property including two apartments and a small shop situated a short walk from the centre of the village of Dundrum.

The apartments are tastefully presented having been recently redecorated, new carpets fitted, electrics updated including new economically run electric radiators.

The apartments have been consistently rented over many years with a good demand when becoming vacant.

The shop has not been occupied for a number of years but provides the opportunity for further income if desired.

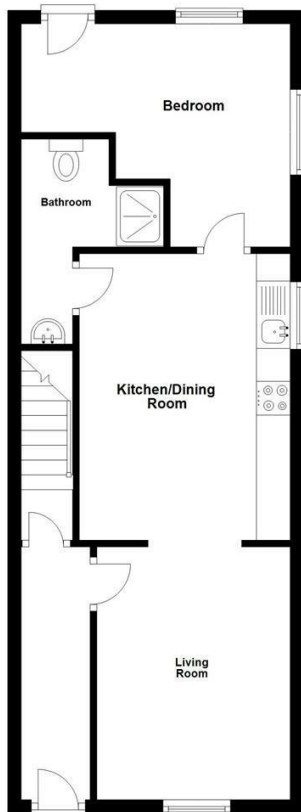
This property is owned by a member of staff of Tim Martin & Co Estate Agents.

## FEATURES

- High Earning Investment Property
- Including Two Apartments And A Small Shop
- Apartments Are Tastefully Presented Recently Decorated, Electrics Updated, New Electric Radiators
- The Shop Has Not Been Occupied For A Number Of Years
- Situated A Short Walk From The Village Of Dundrum

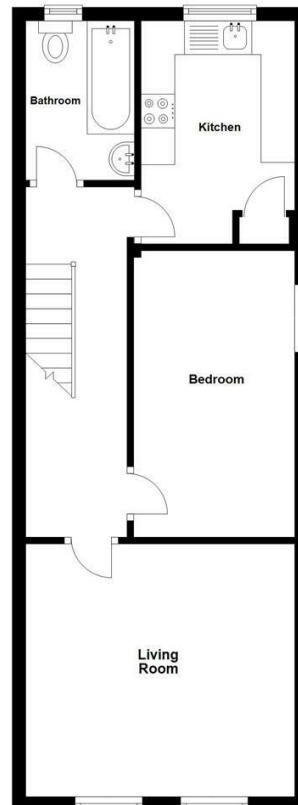
### Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



## **Ground Floor Apartment (18a)**

### **Entrance Hall**

Providing access to ground floor and first floor apartment.

### **Lounge 12'3 x 9'5 (3.73m x 2.87m)**

Haverland electric radiator; access to:-

### **Kitchen 13'11 x 10'2 (4.24m x 3.10m)**

Single drainer stainless steel sink unit with mixer taps connected to electric water heater; good range of laminate eye and floor level cupboards and drawers; formica worktops; electric cooker with pull-out canopy concealing extractor unit over; Beko washing machine; fridge; vinyl floor; Haverland electric radiator.

### **Shower Room 10'2 x 6'1 maximum measurements (3.10m x 1.85m maximum measurements)**

White shower cubicle with Redring electric shower; folding glass shower door; pedestal wash hand basin with mirror and strip light over; vinyl floor; Heatstore electric wall heater.

### **Bedroom 12'8 x 10'10 maximum measurements (3.86m x 3.30m maximum measurements)**

L shaped; Haverland electric radiator.

## **First Floor Apartment (18b)**

### **Landing**

ATC Varena electric radiator.

### **Lounge 13'2" x 12'5" (4.01 x 3.78)**

ATC Varena electric Radiator.

### **Bedroom 13'11 x 7'9 (4.24m x 2.36m)**

Display recess; ATC Varena electric radiator.

### **Kitchen 10'11" x 7'5" (3.33 x 2.26)**

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; electric cooker; washing machine; fridge; vinyl flooring; hotpress with copper cylinder.

### **Bathroom**

White suite comprising, panel bath with mixer taps, Redring Plus electric shower over; glass shower panel; Mermaid clad walls; pedestal wash hand basin with mirror and strip light over; low flush wc; ATC electric wall heater.

### **Shop (18c) 16'0 x 13'5 (4.88m x 4.09m)**

Steel door; built-in counter and storage shelves; fluorescent light and power point.

### **Outside**

Flagged area to front.

## **Capital / Rateable Value**

18a Bar View - £50,000. Rates Payable £485.90 per annum (approximately)

18b Bar View - £50,000. Rates Payable £485.90 per annum (approximately)

18c Bar View - To Be Confirmed

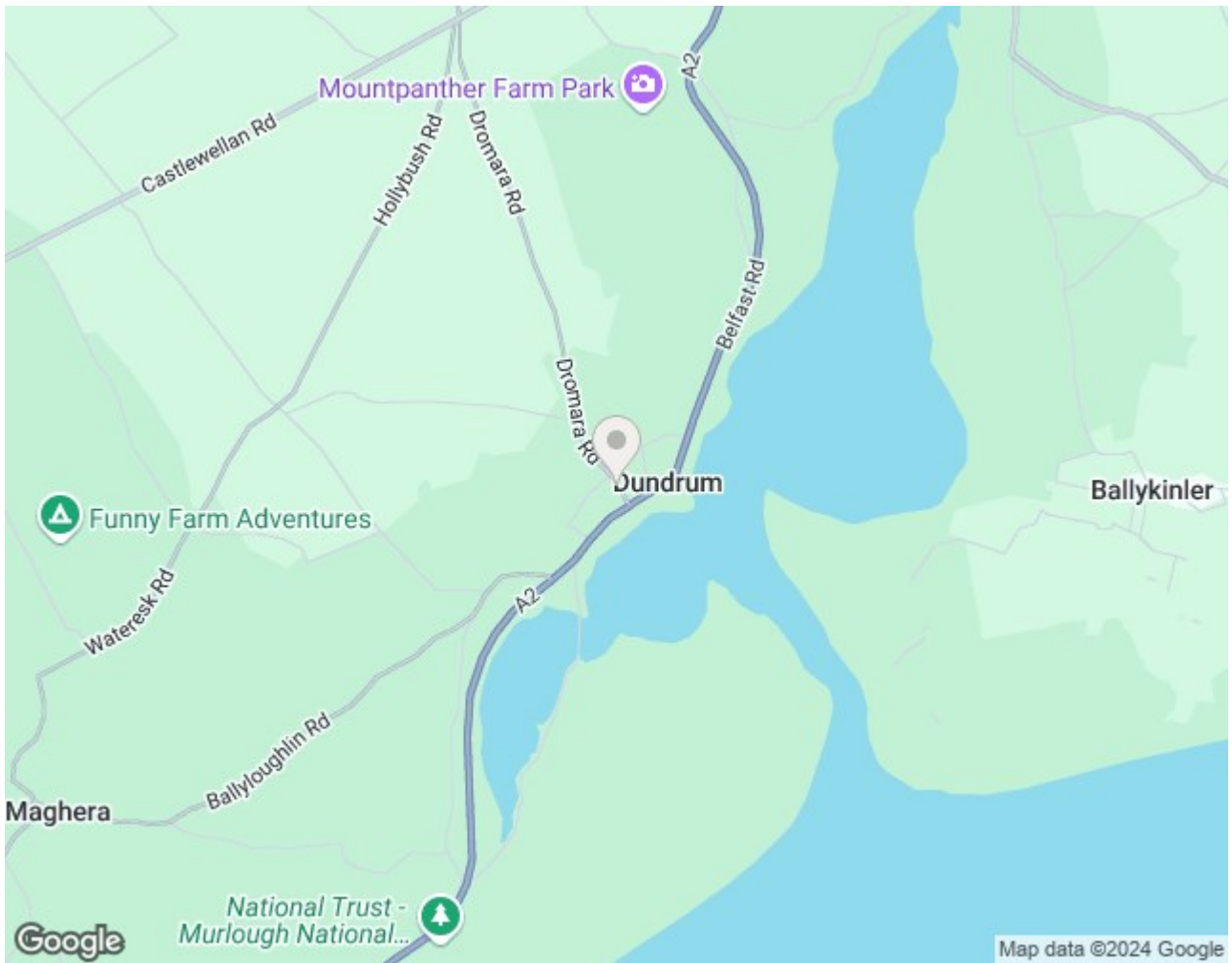


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>31</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		<b>52</b>
Not energy efficient - higher running costs		

**Saintfield**  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

**Comber**  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

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