

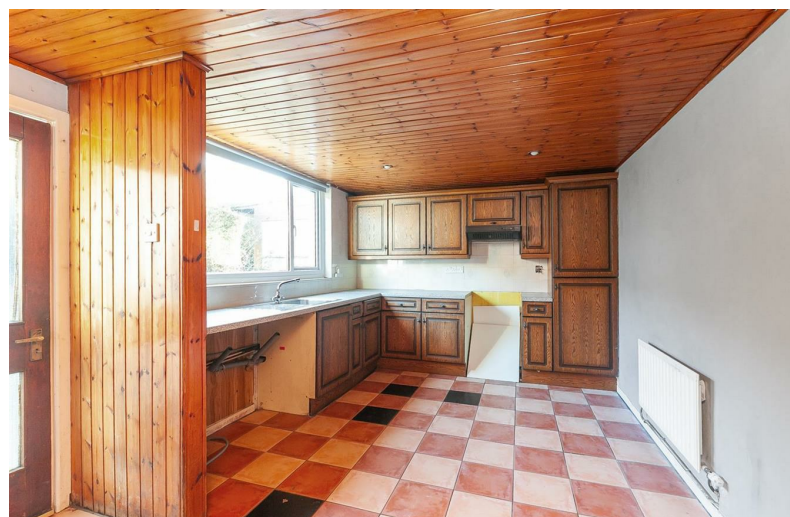


53 Cairnsmore Avenue, Dundonald, BT16 2SE

- Mid Terrace Property
- Lounge; Wood Burning Stove
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Private Driveway
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating D



53 Cairnsmore Avenue, Dundonald, BT16 2SE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.
Glass panelled door, leading to:

LOUNGE 14'1" x 14'0" (wps)

Cast iron, wood burning stove. Wood laminate floor covering.
Picture window to front elevation, enjoying rural views. Glass
panelled door, leading to:



KITCHEN THROUGH DINING ROOM 17'4" x 10'2"

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Gas fired central heating boiler. Glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 12'3" x 8'10"

Built in wardrobe. Rural views. Wood laminate floor covering.

BEDROOM 2 10'11" x 10'6"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'3" x 8'4" (wps)

Built in wardrobe. Elevated rural views. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Part tiling to walls.

EXTERNAL

Private driveway, finished in concrete.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden with paved patio area.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Well presented, three bedroom mid terrace property with private driveway, conveniently located within the popular Cairnsmore Avenue, situated off Upper Newtownards Road, Dundonald, Belfast.

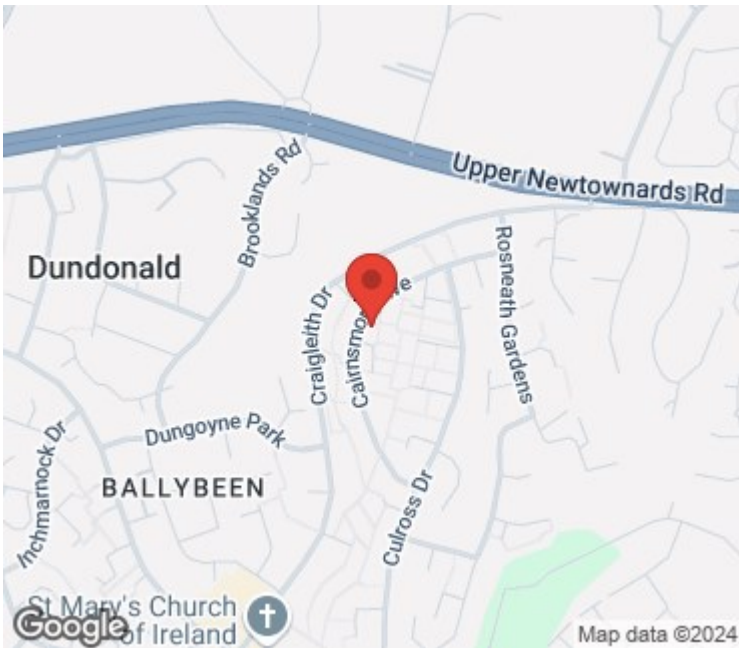
The property comprises entrance hall, lounge with wood burning stove, kitchen through dining room, three well-proportioned first floor bedrooms, and bathroom with white three piece suite.


Externally, the property enjoys private driveway to front, and fully enclosed, low maintenance garden to rear.

Other attributes include gas fired central heating, PVC double glazing and elevated rural views.

Ideal first time buy / buy to let investment.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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