

# For Sale

Asking Price: £179,950

SimonBrien



45 Old Mill Rise,  
Dundonald, BT16 1WE

[simonbrien.com](http://simonbrien.com)



### Special Features & Services

- Semi detached family home
- Three bedrooms, with an en suite to the master bedroom
- Modern kitchen with range of appliances, open to dining area
- Family bathroom with white sanitary ware
- Detached garage, and driveway with parking
- Double glazed window, and gas fired central heating

### Summary

This spacious family home is located on the outskirts of Dundonald Village, offering excellent transport networks to both Belfast and Newtownards.

The accommodation comprises a living room, with feature fireplace, and a modern kitchen open to dining area on the ground floor. The property has three bedrooms and a family bathroom with white sanitaryware on the first floor.

Outside there are gardens to the front and rear, a drive way with ample parking leads to a detached garage.

The property further benefits from double glazed windows and recently installed gas fired central heating.

### Accommodation

#### Ground Floor

##### Entrance Hall

Understairs storage cupboard.



##### Living Room

16'6" x 12'3" (5.03m x 3.73m):

Feature fireplace with open fire.



**Kitchen/Dining**

**23' x 10'5" (7m x 3.18m):**

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partly tiled walls. 4 ring electric hob and extractor fan. Under oven. Plumbed for washing machine. Partly tiled floor. Double glazed door to rear.



**First Floor**

**Landing:**

Access to roof space and hot press.

**Bedroom 1**

**15'5" x 10'4" (4.7m x 3.15m)**

**Ensuite Shower Room**



**Bedroom 2**  
12'2" x 12' (3.7m x 3.66m)



**Bedroom 3**  
9' x 7'4" (2.74m x 2.24m)



**Bathroom**  
Contemporary white suite comprising Aqualisa shower. Push button WC. Pedestal wash hand basin with mixer taps. Ceramic tiled floor. Pully tiled walls. Ceramic tiled floor.

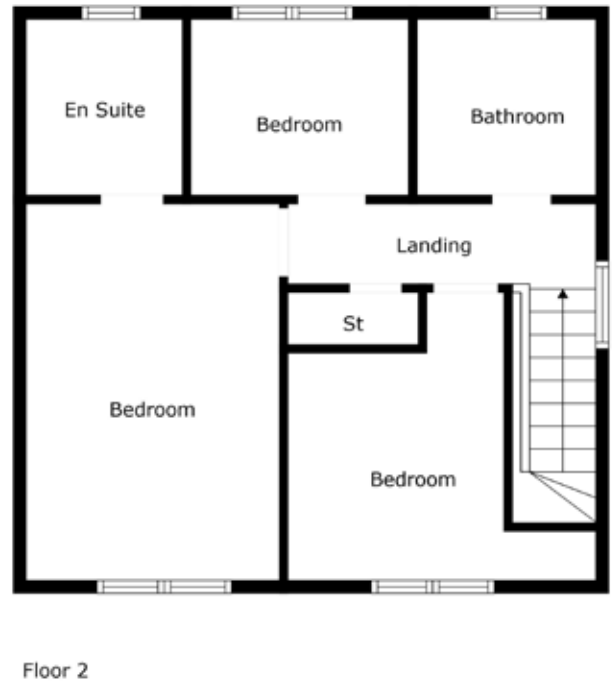


**Outside**

Rear patio with steps down to generous garden.

**Detached Garage**  
21'8" x 11'4" (6.6m x 3.45m):  
Up and over. Side access. Light. Power.  
Plumbed for washing machine.





Floorplan Is For Illustrative Purposes Only And Is Not To Scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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