



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Apartment 7 Pipers Field,  
Dundonald,  
Belfast,  
County Down, BT16

Asking Price: £159,500

 Reeds Rains

reedsrains.co.uk

Apartment 7 Pipers Field, Dundonald, Belfast, County Down, BT16

**Asking Price: £159,500**

EPC Rating: C

We are delighted to present to the open market this well presented ground floor apartment, positioned within this highly regarded residential location.

The property internally offers bright and spacious accommodation comprising two bedrooms master with ensuite shower room, spacious lounge, separate fitted kitchen with dining area bathroom with white suite. Further benefits include gas central heating, double glazed windows and designated car parking space.

This apartment is located within walking distance of the increasingly popular Comber Road and its wide range of day to day amenities. Public transport links for city commuting, Stormont Parliament Buildings and the Ulster Hospital are also easily accessible.

This property we have no doubt will create an early interest on today's market. Ideally suitable for young professional or investor alike, early internal appraisal is strongly recommended to avoid disappointment.

#### **Accommodation**

Front door to communal entrance hall. Apartment front door, entrance hall, built in robe.

Double doors to lounge

#### **Spacious Lounge**

23'1" x 15'10" (7.04m x 4.83m)

Square bay, ample dining area, intercom

#### **Fitted Kitchen With Dining Area**

12'7" x 11'7" (3.84m x 3.53m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, concealed lighting, ceramic tiled floor, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, plumbed for washing machine, gas boiler, recessed spotlights, ample dining area.

#### **Master Bedroom**

15'7" x 10'3" (4.75m x 3.12m)

#### **Ensuite Shower Room**

Fully tiled built in shower cubicle with thermostatically controlled shower, dual flush close coupled WC, pedestal wash hand basin with mixer taps, part tiled walls, ceramic tiled floor.

#### **Bedroom Two**

9'7" x 8'1" (2.92m x 2.46m)

#### **Bathroom**

White suite, panelled bath with mixer taps and telephone hand shower, ceramic tiled floor, fully tiled walls, dual flush close coupled WC, pedestal wash hand basin with mixer taps, extractor fan

#### **Outside**

Designated car parking space

#### **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all

customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

purposes only.

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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

For full EPC please contact the branch.