

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**3 WILLOWVALE, DUNDONALD,  
BT16 2LS**

**OFFERS AROUND £265,000**



An excellent well maintained detached bungalow sitting in a cul-de-sac position, offering great accommodation including a modern kitchen, south-west facing rear garden and integral garage.

The accommodation comprises of generous entrance hall with two spacious receptions, including lounge with tiled feature fireplace. Modern kitchen including range of integrated appliances, ceramic tiled flooring and recessed spotlighting. Three well proportioned bedrooms, and family bathroom comprising of a white suite, including panel bath, walk-in shower cubicle with built-in shower, and fully tiled walls.

Other benefits include a integral garage, access from the dining/kitchen. Gas fired central heating, uPVC double glazed windows, and uPVC fascia and soffits. A very well maintained family home over many years, this property sits on the perfect site with attractive level gardens to the front and rear, not to mention the evening sun setting at the rear with attractive views across Dundonald Village. Located in a convenient location close to many of Dundonald's amenities including the Ulster Hospital and Glider bus service for easy access into Belfast city.

## Key Features

- An Excellent Detached Bungalow In A Cul-De-Sac Position
- Two Reception Rooms Including lounge With Tiled Feature Fireplace.
- Modern Kitchen Including Range Of Integrated Appliances
- Three Well Proportioned Bedrooms On The First Floor
- Family Bathroom Comprising Of A White Suite With Fully Tiled Walls
- Gas Fired Central Heating And uPVC Double Glazing, Fascia & Soffits
- Level South-West Facing Rear Garden And Integral Garage
- Located In A Convenient Location Close To Many Of Dundonald's Amenities



### Accommodation Comprises

#### Entrance Hall

#### Enclosed Entrance Porch

#### Lounge

20'8 x 11'8

Tiled floor, fireplace with carved wood surround and electric fire. Option for open fire (not currently in use).

#### Living Room

16'8 x 9'4

Mock fireplace.

#### Kitchen

12'8 x 9'9

Modern range of high and low level units with granite effect work surfaces and upstand, inset single drainer stainless steel sink unit with mixer tap, space for cooker with Perspex splashback and stainless steel extractor hood, integrated fridge freezer, integrated slimline dishwasher, ceramic tiled floor, recessed spotlighting, access to integral garage.

#### Bedroom 1

12'4 x 10'8

Currently used as a dining room.

#### Bedroom 2

12'3 x 8'8

#### Bedroom 3

12'9 x 8'8

#### Bathroom

White suite comprising panelled bath, walk in shower cubicle with built in shower and folding shower doors, pedestal wash hand basin, low flush WC, fully tiled walls.

#### Integral Garage

16'5 x 9'8

Power, eave storage with gas fired boiler, up and over door, plumbed for washing machine.

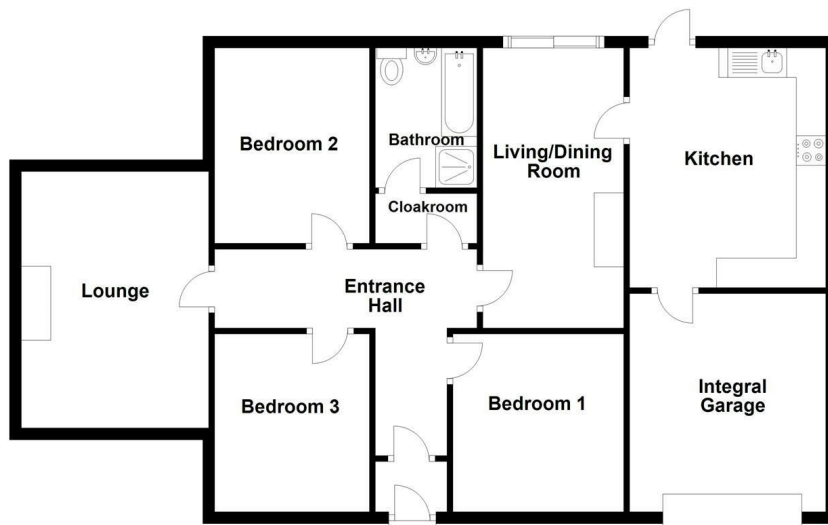
#### Outside

Good size gardens to front and rear. Tarmac driveway.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

3 Willowvale, Dundonald

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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.

ULSTERPROPERTYSALES.CO.UK

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