



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

18 Craigleith Drive,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £139,950

 **Reeds Rains**

reedsrains.co.uk

18 Craigleith Drive, Dundonald, Belfast, County Down, BT16

Asking Price: £139,950

EPC Rating: C

We are delighted to present to the open market this recently renovated mid terrace property.

Internally the bright and spacious accommodation comprises three bedrooms, two separate reception rooms one with wood burning stove, modern fitted kitchen and family bathroom with white suite. Additional benefits include gas central heating and double glazed windows and doors. Externally there are low maintenance gardens to front and enclosed to rear.

This popular location is within ease of access to the many day to day amenities in Dundonald village. The Ulster hospital and the Glider park and ride are only a short distance away.

Properties within in this location when presented to the open market will create a strong interest. Early consideration to view is recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall, under stairs storage with gas boiler.

Lounge

14'2" x 12'9" (4.32m x 3.89m)

Wood burning stove, tiled hearth, wood panelled walls.

Dining Room

13'1" x 10'4" (4m x 3.15m)

Wood panelled walls.

Modern Fitted Kitchen

10'5" x 7'5" (3.18m x 2.26m)

Stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, recessed spotlights, integrated dishwasher, integrated washing machine, space for fridge freezer, uPVC double glazed back door.

First Floor

Landing

Access to roof space.

Bedroom One

14'6" x 8'7" (4.42m x 2.62m)

Built in robe.

Bedroom Two

10'6" x 10' (3.2m x 3.05m)

Bedroom Three

10'6" x 7'5" (3.2m x 2.26m)

Bathroom

Modern white suite, free standing bath, dual flush close coupled WC, vanity unit with mixer taps and tiled splash back, recessed spotlights, ceramic tiled floor, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher.

Outside

Front garden in lawns.

Enclosed paved garden to rear, garden store, boundary fencing.

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/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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsc NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

For full EPC please contact the branch.

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 purposes only.