



Site 1, Coopers Mill Park,  
Dundonald, Belfast, County Down,  
BT16

**Price: £215,000**

Reeds Rains

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**Site 1 Coopers Mill Park (U1) Price £215,000**  
**Site 2 Coopers Mill Park (U2) Price £205,000**  
**Site 3 Coopers Mill Park (U4) Price £212,500**  
**Site 4 Coopers Mill Park (U3) Price £215,000**

**Main Description**

Comprising entrance hall, cloakroom WC, living room, kitchen dining room, three bedrooms, principal room with ensuite shower room, main family bathroom. Externally there is off street parking and enclosed rear garden.

**Full Turnkey Specification**

**KITCHEN**

- Quality kitchen with choice of doors and handles
- Laminate worktop with stainless steel undermounted bowl
- Integrated appliances to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Washing machine and tumble dryer or washer dryer (where applicable)
- Energy efficient LED down lights to kitchen area

**BATHROOM, ENSUITE AND CLOAKS**

- Contemporary white sanitary ware with chrome fittings
- All bathrooms have a shower bath or shower enclosure
- Chrome towel radiators to bathroom and ensuite
- Energy efficient LED down lights bathroom and ensuite

**TILING AND FLOOR COVERINGS**

- Ceramic floor tiling to dining area, kitchen, cloaks, bathroom and ensuite floors
- Full height tiling to shower enclosure
- Selective wall tiling to bath area
- Feature splash back wall tile to cloaks, bathroom and ensuite where the sink is fitted
- Carpets to lounge, hall, bedrooms, stairs and landings with quality underlay

**INTERNAL FEATURES**

- Walls, ceilings and all woodwork painted

- Contemporary internal doors and ironmongery
- Smoke and carbon monoxide alarms fitted to building control standards
- Generous range of points for electrical sockets, switches, telephone and tv points
- One USB charging socket to kitchen, lounge and master bedroom
- Roofspace light

**EXTERNAL FEATURES**

- High standard of floor, wall and loft insulation to reduce heat loss
- Black flat roof tiles
- uPVC fascia, soffit, gutter and rain water down pipes
- uPVC windows and rear doors
- Quality GRP panelled front door with a 6 point locking system
- Driveways to finished in bitmac
- Flagged patio area
- Boundary fencing to the rear of the property with a single timber side gate
- Front gardens turfed with rear gardens seeded (seeding during planting season)
- External water tap
- External lighting to front and rear doors

**Warranty**

- Each home will be issued with a 10 year NHBC Structural Warranty

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 Carrmonee 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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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 purposes only.

For full EPC please contact the branch.

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