



Reaville Park,

**£169,500**

- Recently Renovated Semi Detached Villa
- Three Bedrooms
- Through Lounge Dining Room
- Modern Fitted Kitchen



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# Reaville Park, Dundonald, Belfast

## £169,500

Positioned just off the Upper Newtownards Road in Dundonald is this exceptionally well appointed semi detached villa. This fine property has been fully renovated throughout with no expense spared to the overall finish. Internally the bright accommodation comprises three bedrooms, spacious through lounge/dining room, luxury fitted kitchen and modern bathroom with white suite. Further benefits include gas central heating and double glazed window frames. Externally there is driveway to car parking and well tended garden to rear. The property is only a short stroll from the Ulster Hospital, Stormont Parliament Buildings and public transport links for city commuting. Knock Golf Club, the many day to day amenities on the Comber Road and the increasingly popular Eastpoint Entertainment Complex are all easily accessible. This property we have no doubt will create an immediate interest in today's market, ideally suitable for young professional or young family alike. Early internal viewing is strongly recommended in order to appreciate the many quality attributes on offer. Full Alarm System High Efficiency Gas Boiler With Smart Heating Controls

### ACCOMMODATION

uPVC double glazed front door to entrance hall, laminate wooden floor, recessed low voltage spotlights, under stairs storage

### THROUGH LOUNGE DINING ROOM

Bay window, hole in wall fireplace, laminate wooden floor, double glazed french doors to rear garden

### MODERN FITTED KITCHEN

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with soft closing doors, laminate work surfaces, ceramic tiled floor, stainless steel double built in oven and five ring gas hob, stainless steel chimney extractor fan, recessed low voltage spotlights, integrated dishwasher, plumbed for washing machine, concealed lighting, breakfast area

### FIRST FLOOR



For full EPC please contact the branch

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### BEDROOM ONE

3.71m x 2.79m (12'2" x 9'2")

### BEDROOM TWO

2.77m x 2.69m (9'1" x 8'10")

### BEDROOM THREE

2.84m x 2.18m (9'4" x 7'2")

### BATHROOM

Modern white suite, panelled bath with chrome mixer taps, dual flush close coupled WC, vanity unit with chrome mixer taps, fully tiled built in shower cubicle with thermostatically controlled shower and overhead drencher, recessed low voltage spotlights, ceramic tiled floor, fully tiled walls, chrome heated towel rail

### OUTSIDE

Driveway to car parking. Paved garden to front, private garden to rear lawns, shrubs, boundary hedging, extensive patio area Ballyhackamore