



Old Mill Rise,  
Offers In Excess Of £145,000



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# Old Mill Rise, Dundonald, Belfast

## Offers In Excess Of £145,000

We are delighted to present to the open market this semi detached villa. Internally the accommodation comprises three bedrooms master with ensuite shower room, lounge with marble fireplace, kitchen open plan to dining area and double glazed conservatory and bathroom with white suite. Externally there is a driveway to car parking and detached garage with garden to front and enclosed garden to rear. Additional benefits gas central heating and double glazed window frames. The property is positioned within this popular residential development offering ease of access to Dundonald village, public transport links for city commuting and the Ulster Hospital. Stormont parliament buildings and Dundonald Ice Bowl and Eastpoint entertainment complex are also close at hand. This property we are confident will create an early interest on today's market, early internal viewing is strongly recommended. Ideally suitable for young professional.

### ACCOMMODATION

#### LOUNGE

5.11m x 4.47m (16'9" x 14'8")

Marble fireplace and raised hearth, under stairs storage

#### KITCHEN OPEN PLAN TO DINING AREA AND DOUBLE GLAZED CONSERVATORY

5.05m x 4.47m (16'7" x 14'8")

Single drainer bowl and one half sink unit with mixer taps, range of high and low level units, tiled splash back, laminate work surfaces, ceramic tiled floor, stainless steel built in oven and four ring gas hob, extractor fan, integrated fridge freezer, integrated washing machine,

ample dining area, double glazed french doors to rear garden

### FIRST FLOOR

#### LANDING

Built in storage cupboard with gas boiler

#### MASTER BEDROOM

3.20m x 2.95m (10'6" x 9'8")

Range of built in robes with sliding doors, Ensuite shower room with white suite, built in shower cubicle with electric shower unit, pedestal wash hand basin, close coupled WC, half tiled walls,

#### BEDROOM TWO

2.62m x 2.36m (8'7" x 7'9")

Built in robe, laminate wooden floor

#### BEDROOM THREE

2.34m x 1.75m (7'8" x 5'9")

Built in robe

#### BATHROOM

White suite, panelled bath with mixer taps, pedestal wash hand basin with mixer taps, half tiled walls, close coupled WC

#### OUTSIDE

Front garden in lawns and shrubs Rear garden in loose stones, timber decking area, outside light and tap, Loose stone driveway to car parking, detached garage with light, power and rear access



For full EPC please contact the branch

