



Old Mill Rise,

**Offers in the region of
£150,000**



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Old Mill Rise, Dundonald, Belfast

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We are delighted to present to the open market this well presented semi detached villa. Internally the property offers bright accommodation comprising three bedrooms master with ensuite, lounge with cast iron fireplace, fitted kitchen open plan to dining area and double glazed conservatory. Further benefits include double glazed window frames and doors, oil fired central heating and bathroom with white suite. Externally there is a driveway to ample car parking and detached garage and well tended gardens to front and enclosed to rear. This property offers excellent convenience to Dundonald village with the Ulster Hospital, public transport links for city commuting and the increasing popular Eastpoint entertainment village also close at hand. We have no doubt that that this property will create an early interest on today's market, ideally suitable for young professional or young family alike. Early internal viewing is strongly recommended.

ACCOMMODATION

uPVC double glazed front door to entrance hall, laminate wooden floor. Inner front door to lounge

SPACIOUS LOUNGE

5.03m x 4.47m (16'6" x 14'8")

Cast iron fireplace with tiled inset, laminate wooden floor, under stairs storage

KITCHEN WITH AMPLE DINING AREA - OPEN PLAN TO DOUBLE GLAZED CONSERVATORY

5.03m x 4.47m (16'6" x 14'8")

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, glazed display cabinets, ceramic tiled floor, plumbed for washing machine, double built in oven and four ring ceramic hob, extractor fan,

ample dining area, open plan to double conservatory, double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Hot press with lagged copper cylinder with immersion heater and storage above

MASTER BEDROOM

3.51m x 2.95m (11'6" x 9'8")

Laminate wooden floor. Ensuite shower room with white suite, built in shower cubicle with thermostatically controlled shower, close coupled WC, pedestal wash hand basin with mixer taps, ceramic tiled floor, half wood panelled walls,

BEDROOM TWO

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

Built in robe

BEDROOM THREE

2.46m x 1.75m (8'1" x 5'9")

Built in robe

BATHROOM

White suite, panelled bath with mixer taps and telephone hand shower, fully tiled walls, ceramic tiled floor, pedestal wash hand basin with mixer taps, close coupled WC

OUTSIDE

Driveway to ample car parking, detached garage with up and over door, light, power, side access, oil fired boiler. Garden to front in lawns and loose stones. Enclosed garden to rear, lawns, paved patio area, outside light and tap, PVC oil tank



For full EPC please contact the branch



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |