



Lowland Avenue,

Guide Price £105,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Lowland Avenue, Dundonald, Belfast

Guide Price £105,000

Located just off the prestigious Kings Road is the superbly spacious mid terrace property. Offering a wealth of internal accommodation and having been recently updated throughout this fine home will appeal to a wide range of prospective buyers. The property also falls within close proximity to a wealth of day to day amenities and both Ballyhackamore and Dundonald Villages are close by. Belfast City Centre and the nearby towns are also easily accessible for those who commute daily via the main arterial routes and regular public transport links. A fine starter home offering excellent value for money in today's market. Early viewing is advised. **KEY FEATURES** Deceptively Spacious Mid Terrace Property Three Good Bedrooms Lounge Stunning Kitchen Open Plan To Dining Area Luxury White Bathroom Suite New GFCH uPVC Double Glazed Windows And Doors Well Tended Garden Area To Front And Enclosed Yard To Rear No Onward Chain Very Popular And Convenient Residential Location Many Day To Day Amenities Are Close By Early Internal Inspection Is Advised

COVERED ENTRANCE PORCH

uPVC front door to...

ENTRANCE HALL

Built in storage cupboard. Laminated wooden flooring.

LOUNGE

4.22m x 3.56m (At widest points) (13'10" x 11'8" (At widest points))

Laminated wooden flooring.

MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA

4.22m x 4.22m (13'10" x 13'10")

One and a half bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica

work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Built in storage cupboard with gas fired boiler. Recessed spotlighting. Laminated wooden flooring. uPVC door to enclosed rear garden.

FIRST FLOOR

BEDROOM ONE

4.24m x 3.51m (At widest points) (13'11" x 11'6" (At widest points))

Built in wardrobe.

BEDROOM TWO

3.61m x 2.64m (11'10" x 8'8")

Wall to wall built in mirrored sliding wardrobe.

BEDROOM THREE

2.84m x 2.69m (At widest points) (9'4" x 8'10" (At widest points))

Built in wardrobe.

CONTEMPORARY SHOWER ROOM

Comprising PVC panelled shower cubicle with Triton electric shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. PVC panelled walls and ceiling. Extractor fan. Laminated wooden flooring.

LANDING

Built in storage cupboard.

OUTSIDE

Well tended garden area to front in lawns. Enclosed yard to rear. Garden shed. Outside storage.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		