

simon**BRIEN**
RESIDENTIAL

16 Old Mill Meadows,
Dundonald, Belfast, BT16 1WQ



Asking Price £189,950

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KEY FEATURES

- Beautifully Presented Semi-Detached Property With Sun Room To The Rear
- Spacious Living Room With Oriel Bay Window
- Large Kitchen With A Good Range Of Units & Appliances
- Three Double Bedrooms With Luxury White Suite, Separate Shower & Bath
- Oil Fired Central Heating
- Double Glazed Detached Garage
- Front Garden & Driveway With Further Parking To Side
- Enclosed Rear Garden With Large Deck & Mature Shrubs

SUMMARY

A beautifully presented and extended semi-detached property with the additional benefit of a detached garage, double glazing, and new oil fired central heating boiler.

The accommodation is spacious throughout, with a large living room open to dining room, leading to an extended sun room with vaulted ceiling. The kitchen has an excellent range of modern units with excellent workspace and a range of integrated appliances. On the first floor, there are three bedrooms and a fabulous bathroom with a luxury white suite (separate shower and bath). Externally, the property has been well maintained and is well presented to the rear with a large deck and good sized garden. There is a driveway to the front and side with a detached garage for parking and additional storage.

The surrounding area has consistently been in demand due to the excellent value for money, and superb transport links to Belfast, Newtownards, and Holywood. With little left to do but move in, this is an excellent opportunity for a range of purchasers.



ACCOMMODATION

GROUND FLOOR

Entrance door with double glazed side panels, leading to:

ENTRANCE HALL:

Oak flooring. Cloaks cupboard downstairs.

LIVING ROOM:

15' 0" x 14' 0" (4.57m x 4.27m)

Tiled fireplace with open fire. Oak wooden floor. Open arch to:

DINING ROOM:

10' 9" x 10' 9" (3.28m x 3.28m)

Oak flooring. Double glazed sliding doors to:

EXTENDED SUN ROOM:

15' 0" x 10' 1" (4.57m x 3.07m)

Vaulted ceiling. French double doors to rear. Wood laminate floor.





KITCHEN:
10' 9" x 10' 8" (3.28m x 3.25m)

Full range of high and low level units in white high gloss. 1.5 bowl stainless steel sink unit with mixer taps. Recessed for fridge/freezer. Eye level double oven. Plumbed for dishwasher. 5 ring stainless steel gas hob. Ceramic tiled floor.

FIRST FLOOR

BEDROOM (1):
13' 0" x 10' 1" (3.96m x 3.07m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin with mixer taps. Partially tiled walls. Ceramic tiled floor.



BEDROOM (2):
9' 8" x 8' 0" (2.95m x 2.44m)

Wood laminate floor.

BEDROOM (3):
10' 10" x 7' 6" (3.3m x 2.29m)

BATHROOM:

White suite comprising of oval bath with mixer taps and shower fitment over. Pedestal wash hand basin. Low flush WC. Partially tiled walls. Chrome heated towel rail. Ceramic tiled floor. Access to shelved hot press.



OUTSIDE

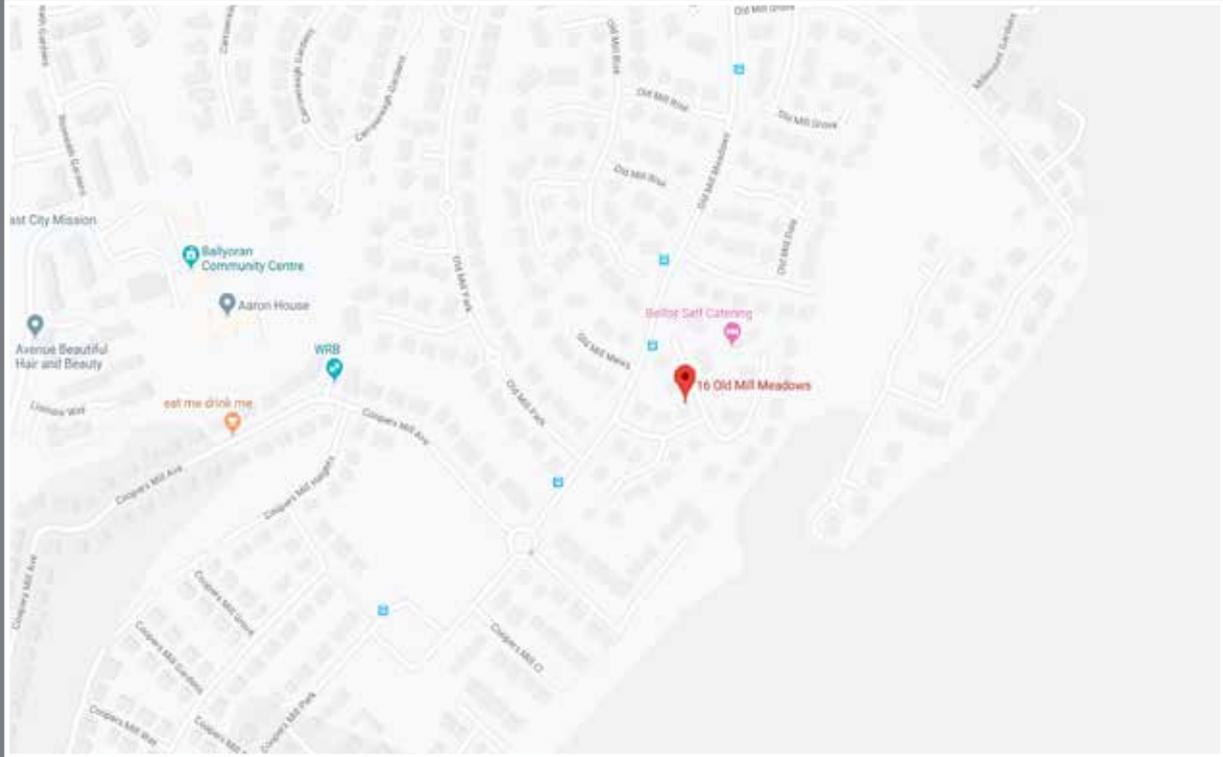
To the rear of the property is a timber decked patio and garden in lawn. To the front, there is a driveway to front and side.

DETACHED GARAGE:
15' 2" x 8' 6" (4.62m x 2.59m)

Up and over shutter door. Oil fired boiler.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/K/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9501-0120-6459-2699-6976

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