

simon**BRIEN**
RESIDENTIAL

11 Old Mill Park,
Dundonald, BT16 1WF



Asking Price £179,950

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KEY FEATURES

- Beautifully Presented Semi-Detached Property
- Three Well Proportioned Bedrooms (Master Bedroom With Ensuite Shower Room)
- Living Room With Feature Gas Fire
- Modern Fitted Kitchen With A Host Of 'Neff' Integrated Appliances / Dining Area
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- Double Glazed Windows
- Ample Off Street Parking Area
- Enclosed Rear Garden
- Convenient To Public Transport Links, Local Schools, Shops & Dundonald Omni Park
- Close To Belfast City Centre, Newtownards, Holywood & Comber
- Early Viewing Highly Recommended!

SUMMARY

This beautifully presented semi-detached property is found in Old Mill Park, Dundonald, an area that is very popular due to its proximity to a host of amenities within Dundonald and further afield.

The property comprises an entrance hall, living room with feature gas fire, modern fitted kitchen with a range of 'Neff' appliances with dining area. On the first floor, there are three well proportioned bedrooms (master bedroom with an ensuite shower room), and a contemporary white bathroom suite. Outside, the property has a front garden in lawn, ample tarmac driveway, and an enclosed garden to the rear.

Located close to a host of recreational amenities, primary and post primary schools, Dundonald Omni Park and public transport links, the Ulster Hospital, Stormont Buildings, and Belfast City Centre are all within easy reach.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door with double glazed insets.

ENTRANCE HALL:

Laminate wooden floor. Understairs storage.

LIVING ROOM:

16' 9" x 12' 4" (5.11m x 3.76m)

Limestone fireplace and hearth with wood effect gas insert fire. Laminate wooden floor. Corniced ceiling.



KITCHEN / DINING AREA:

23' 3" x 10' 5" (7.09m x 3.18m)

Excellent range of solid wood modern high and low level units with granite work surfaces. 1.5 bowl stainless steel sink unit with mixer taps. 5 ring hob with extractor fan over. Eye level oven and heated drawer. Integrated fridge freezer and dishwasher. Integrated washing machine. 2 x wine coolers. (All appliances are 'Neff'). Recessed spotlights. Ceramic tiled floor. Double glazed French doors to rear.

FIRST FLOOR

LANDING:

Access to hot press. Access to partially floored roof space with lighting via slingsby ladder.

MASTER BEDROOM:

15' 6" x 10' 4" (4.72m x 3.15m)

Built-in storage and wardrobes.

ENSUITE SHOWER ROOM:

Contemporary white suite comprising of shower cubicle with power shower. Push button WC. Wash hand basin with mixer taps. Fully tiled walls. Ceramic tiled floor. Recessed spotlights.

BEDROOM (2):

12' 6" x 12' 3" (3.81m x 3.73m)

Laminate wooden floor.

BEDROOM (3):

9' 3" x 7' 4" (2.82m x 2.24m)

Laminate wooden floor. Built-in sliding mirrored wardrobe.

BATHROOM:

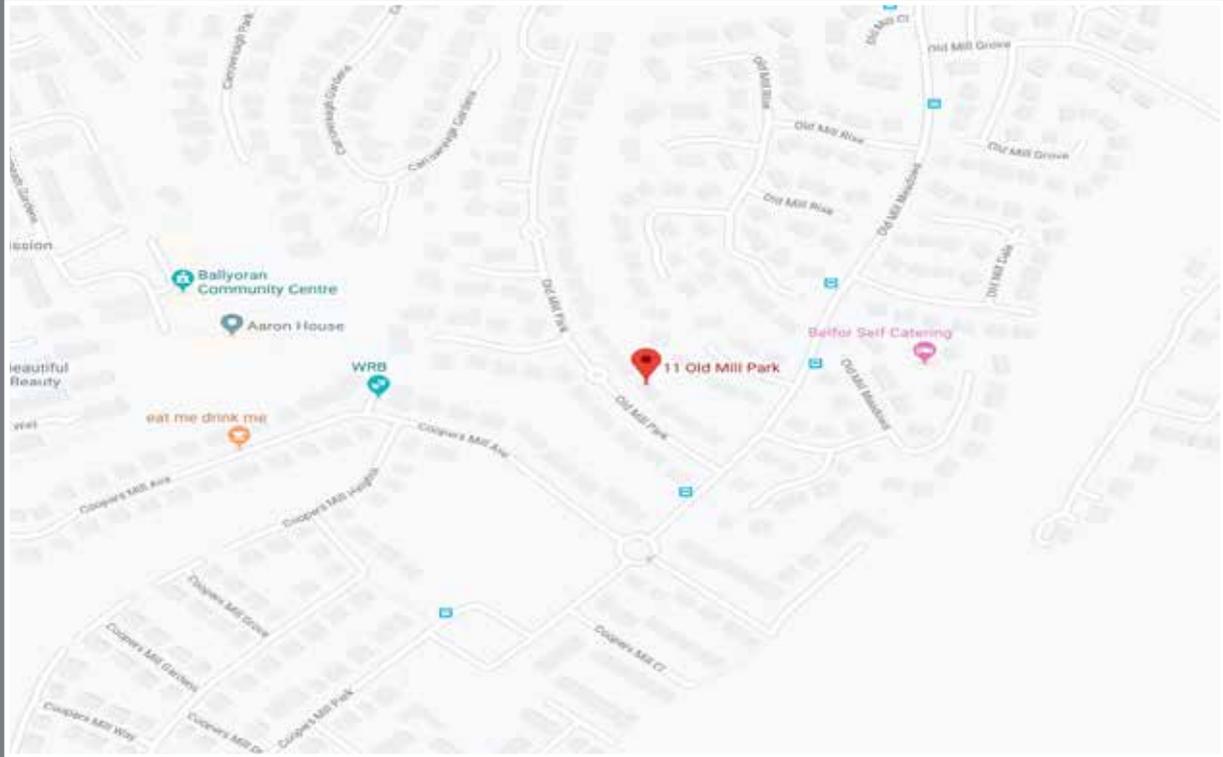
Contemporary white suite comprising of panel bath with mixer taps, and a Mira electric shower. Semi-pedestal wash hand basin with mixer taps. Push button WC. Ceramic tiled floor. Fully tiled walls. Recessed spotlights. Chrome towel radiator.



OUTSIDE

Brick paved patio to rear leading to raised garden in lawn with further garden with shrub beds. PVC oil tank and boiler house. Driveway to side with outside light and tap.

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: JD/A/20/SO



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

EPC REF: 9930-0529-7090-7063-3296

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