

33 Old Mill Grove,
Dundonald, BT16 1WB



Asking Price £199,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Very Well Presented Detached Home In A Cul-De-Sac Setting
- Three Good Sized Bedrooms (Main Bedroom With Ensuite & Excellent Built-In Storage)
- Living Room With Feature Gas Fire
- Modern Fitted Kitchen With Integrated Appliances & Dining Area
- Contemporary White Bathroom Suite With Freestanding Bath
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Ample Off Street Parking
- Front & Rear Gardens
- Convenient To Public Transport Links, Schools & Shops
- Close To Dundonald Omni Park, Ulster Hospital & Stormont Buildings

SUMMARY

This very well presented detached home is found within a cul-de-sac setting within the ever popular Old Mill development, Dundonald.

The layout comprises an entrance hall with storage area, living room with feature gas fire, modern fitted kitchen with integrated appliances and dining area on the ground floor. On the first floor, there is a contemporary white bathroom suite with freestanding bath and three good sized bedrooms (main bedroom with ensuite shower room and excellent built-in storage).

Outside, there is ample off street parking, front garden in lawn and garden to the rear with patio area.

Convenient to local schools, shops and public transport links, the Ulster Hospital, Stormont Buildings and Belfast City Centre are all within easy reach.



ACCOMMODATION

GROUND FLOOR

Double glazed front door with side panels leading to:

ENTRANCE HALL:

Laminate wooden floor. Understairs storage cupboard.

LIVING ROOM:

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

Cast iron gas fire. Laminate wooden floor.





KITCHEN / DINING AREA:
23' 0" x 10' 5" (7.01m x 3.18m)

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Integrated fridge/freezer, dishwasher, microwave, and wine fridge. Recessed for Rangemaster cooker. Extractor fan. Recess spotlighting. Ceramic tiled floor. Double glazed solid wooden door to rear.

FIRST FLOOR

LANDING:

Access to roof space and access to hot press.

BATHROOM:

Contemporary white suite comprising of freestanding bath with mixer taps and shower fitment over. Push button WC. Semi-pedestal wash hand basin with mixer taps. Chrome heated towel radiator. Fully tiled walls. Ceramic tiled floor. Recess spotlighting.





BEDROOM (1):
15' 7" x 8' 4" (4.75m x 2.54m)

Excellent range of built-in wardrobes. Laminate wooden floor.

ENSUITE SHOWER ROOM:

Contemporary white suite comprising of shower enclosure with thermostatic shower. Pedestal wash hand basin with mixer taps. Push button WC. Chrome heated towel rail.

BEDROOM (2):
12' 5" x 12' 3" (3.78m x 3.73m) (max.)

Laminate wooden floor.

BEDROOM (3):
9' 2" x 7' 3" (2.79m x 2.21m)

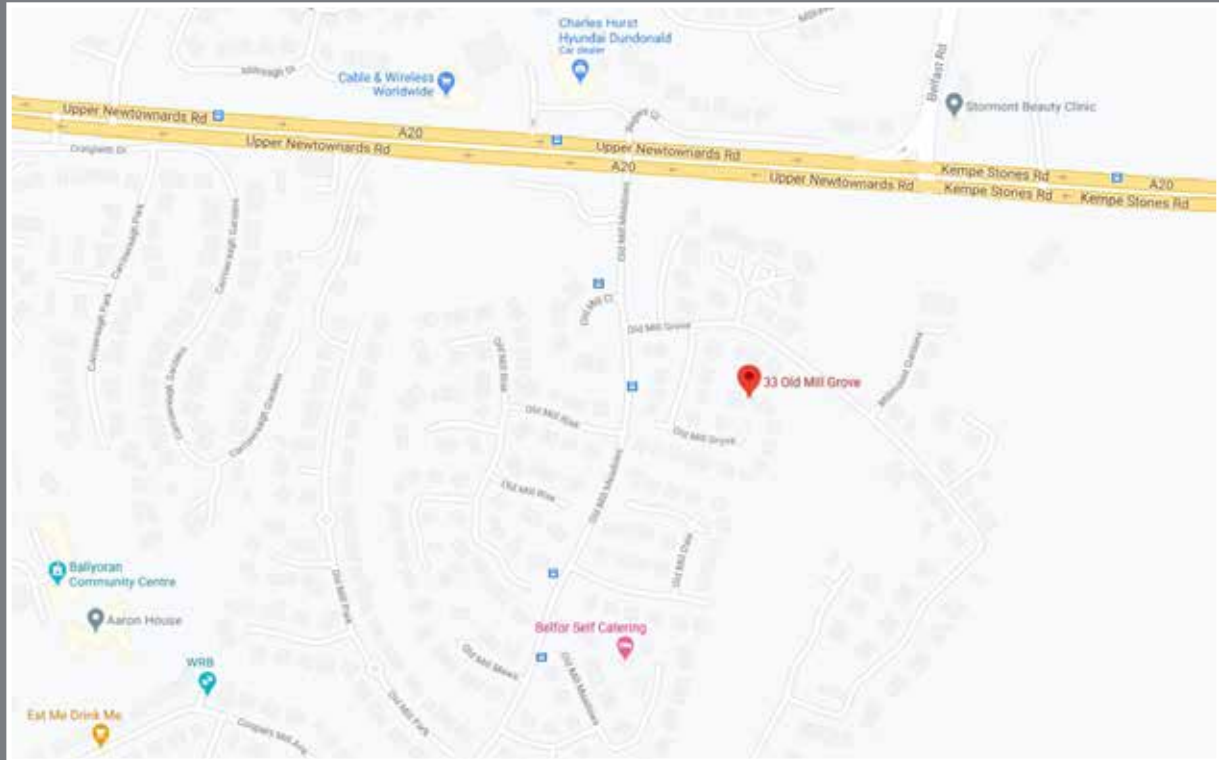
Laminate wooden floor.

OUTSIDE

Rear paved patio leading to garden in lawn with timber fencing. Outside tap and light. Tarmac driveway to side. Front garden in lawns.



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/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9191-0927-6200-6971-6992

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