

simon**BRIEN**
RESIDENTIAL

10 Coopers Mill Green,
Dundonald, BT16 1SB

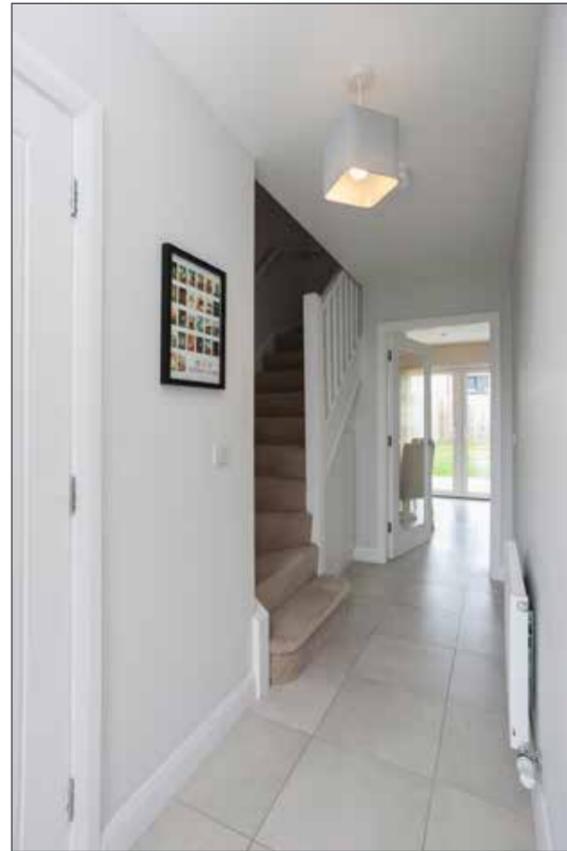


Asking Price £169,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Beautifully Presented Semi-Detached Villa In An Award Winning Development
- Generous Rear Gardens With Southerly Aspect
- Lounge With Wood-Burning Stove
- Kitchen With Ample Dining Space & A Range Of Units & Integrated Appliances
- Cloakroom With WC
- Three Double Bedrooms (Master Bedroom With Ensuite Shower Room)
- Bathroom With Luxury White Suite
- Driveway For Two Cars
- Gas Fired Central Heating / Double Glazing



SUMMARY

This recently constructed semi-detached property is found in the award winning 'Coopers Mill' development in Dundonald. Coopers Mill Green is a delightful courtyard setting within the development and offers a peaceful oasis with a village green feel.

This particular property is well appointed with a layout comprising of a tiled entrance hall with downstairs cloakroom and WC, large living room with feature wood-burning stove, and a modern fitted kitchen with integrated appliances and French doors to rear garden. On the first floor, there are three well-proportioned bedrooms (master bedroom with ensuite shower room), and a contemporary white bathroom suite. The property boasts gas fired central heating, and uPVC double glazed windows throughout.

Outside, there is a neat front garden, off street parking to the side, with an enclosed rear garden enjoying afternoon and evening sun.

Located close to Dundonald Omniplex, public transport links, arterial routes as well as the Comber Greenway, Coopers Mill is also convenient to Belfast City Centre and Newtownards.

Immediate viewing is a must!

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Ceramic tiled floor.

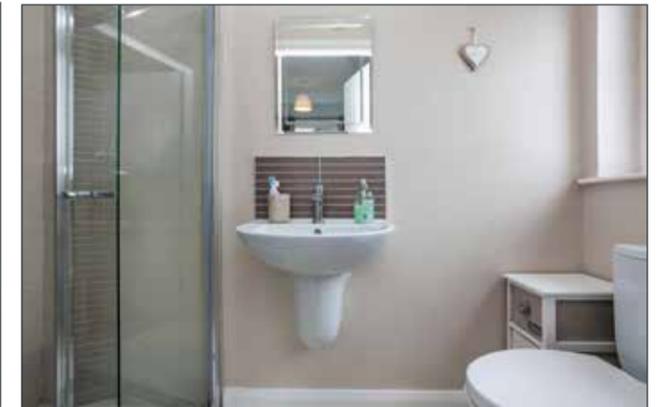
CLOAKROOM:

Low flush WC. Semi-pedestal wash hand basin with mixer taps. Ceramic tiled floor.

LIVING ROOM:

15' 1" x 9' 10" (4.6m x 3m)

Wood-burning stove.



KITCHEN WITH CASUAL DINING AREA:

17' 4" x 10' 5" (5.28m x 3.18m)

Full range of high and low level units. Integrated fridge/freezer, dishwasher and washing machine. Stainless steel single drainer sink unit with mixer taps. Four ring stainless steel gas hob with under oven and extractor canopy over. Partially tiled walls. French double doors to rear.

FIRST FLOOR

MASTER BEDROOM:

11' 5" x 9' 9" (3.48m x 2.97m)

ENSUITE SHOWER ROOM:

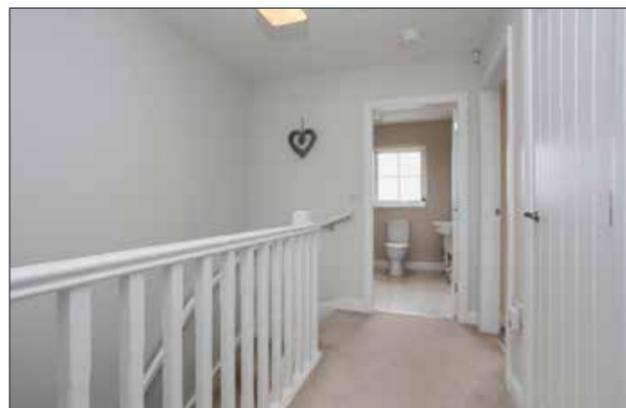
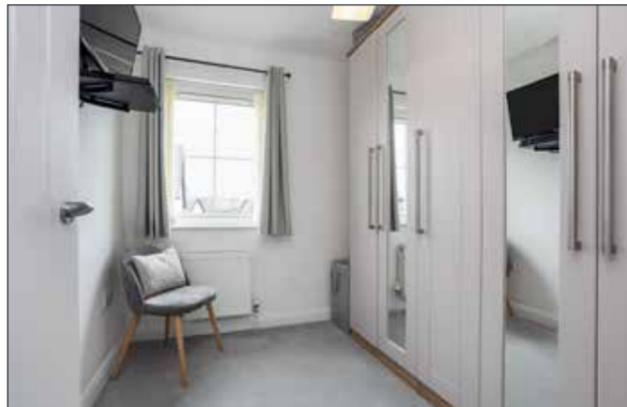
Fully tiled shower cubicle with instant heat electric shower. Semi-pedestal wash hand basin. Low flush WC. Ceramic tiled floor.

BEDROOM (2):

10' 6" x 9' 10" (3.2m x 3m)

BEDROOM (3):

8' 1" x 7' 2" (2.46m x 2.18m)



BATHROOM:

White suite comprising of panel bath with mixer taps and shower attachment over. Low flush WC. Semi-pedestal wash hand basin with mixer taps. Partially tiled walls. Ceramic tiled floor.

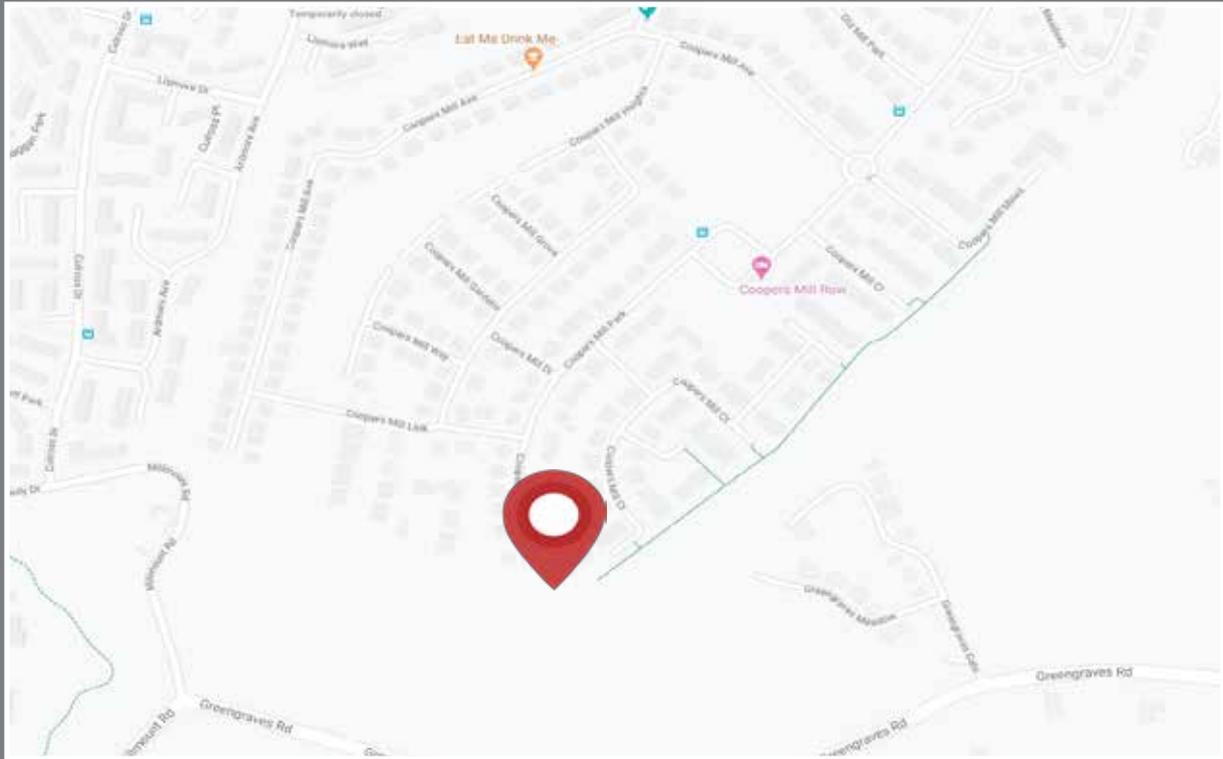
LANDING:

Access to roof space via folding ladder.

OUTSIDE

To the rear is a paved patio area leading to a southerly aspect garden in lawn.

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/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9274-3905-0329-9093-2271

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