

**1 Coopers Mill Grove,
Dundonald, Belfast, BT16 1SG**



Asking Price £185,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Recently Constructed Semi-Detached Property In Cul-De-Sac Setting
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- Fitted Kitchen With Integrated Appliances
- Utility Cupboard
- Downstairs Cloakroom With WC
- Main Bathroom In White Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Off Street Parking
- Large Enclosed Rear Garden
- Convenient To Ulster Hospital, Stormont Buildings, Dundonald Omni Park
- Close To Public Transport Links, Schools & Shops



SUMMARY

This recently constructed semi-detached home is found within the ever popular Coopers Mill development, Dundonald.

The property layout comprises an entrance hall with downstairs WC, living room, fitted kitchen with integrated appliances / dining area and utility cupboard. On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room) and a main bathroom in white suite. To the rear is a large enclosed garden in lawn, to the side there is ample off street parking and a forecourt garden. The property benefits from gas fired central heating and uPVC double glazed window frames.

Convenient to the Ulster Hospital, Stormont Buildings, Dundonald Omni Park as well as public transport links, schools and shops.



ACCOMMODATION

GROUND FLOOR

Hardwood front door to:

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

Push button WC. Semi-pedestal wash hand basin with mixer taps. Ceramic tiled floor.

LIVING ROOM:

17' 5" x 11' 6" (5.31m x 3.51m) (max)

Attractive fireplace with marble hearth and gas inset fire.



KITCHEN / DINING AREA:
19' 1" x 12' 4" (5.82m x 3.76m)

Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. 4 ring stainless steel gas hob with under oven and stainless steel extractor fan over. Integrated dishwasher. Wall mounted gas fired boiler. Ceramic tiled floor. Double glazed French door to rear garden. Recessed spotlighting.

UTILITY CUPBOARD:

Integrated washing machine.



FIRST FLOOR

LANDING:

Access to roof space.

BATHROOM:

Contemporary white suite comprising panelled bath with mixer taps and shower fitment over. Semi-pedestal wash hand basin. Push button WC. Partially tiled walls. Ceramic tiled floor.



BEDROOM (1):
13' 1" x 10' 6" (3.99m x 3.2m)

ENSUITE SHOWER ROOM:

Contemporary white suite comprising fully tiled shower cubicle with thermostatic shower. Semi-pedestal wash hand basin with mixer taps. Push button WC. Partially tiled walls. Chrome heated towel radiator. Recess spotlights.

BEDROOM (2):
11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM (3):
10' 6" x 8' 2" (3.2m x 2.49m)

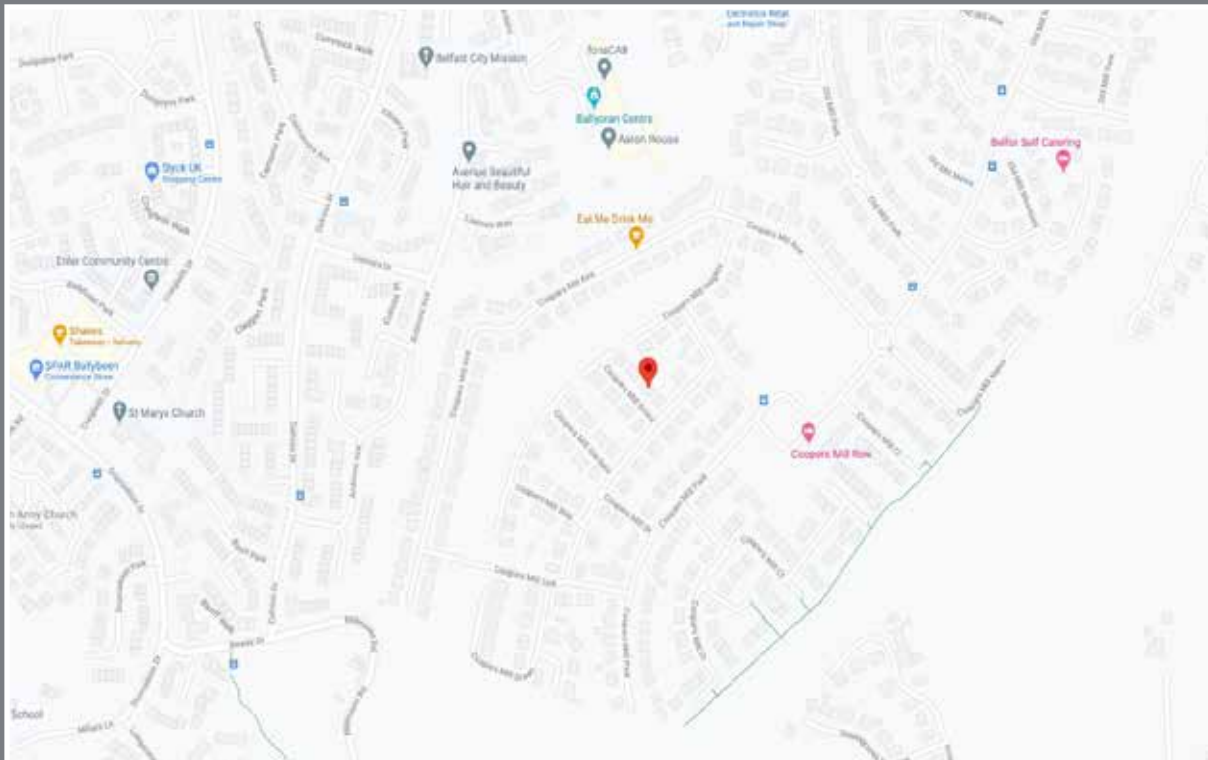
OUTSIDE

Garden in lawn to the rear with outside tap and light. Side tarmac driveway. Garden in lawn to front.





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/C/21/SO



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 0869-3998-0381-9204-4971

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E Holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.