

simon**BRIEN**
RESIDENTIAL

61 Old Mill Park,
Dundonald, BT16 1WF



Asking Price £225,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Spacious Three Storey Semi-Detached Family Home
- Two Reception Rooms
- Fitted Kitchen
- 3 Bedrooms (One With Ensuite)
- Bathroom With White Suite
- Oil Central Heating
- Double Glazed Window Frames And Doors
- Driveway To Ample Car Parking
- Garden To Front And Side - Enclosed Garden To Rear Integral Garage with Utility Area and Store

SUMMARY

Positioned within a cul-de-sac location within this popular residential development is this spacious three storey semi-detached villa. Internally the bright accommodation comprises three bedrooms one with ensuite shower room, two reception rooms, fitted kitchen and bathroom with white suite.

Additionally, the property benefits from oil central heating, double glazed window frames and doors and utility room. Externally there is a driveway to ample car parking, garage and enclosed garden to rear. This property is only a short stroll to public transport links for city commuting.

The accommodation is adaptable with several similar houses converting the garage into a fourth bedroom (subject to local authority consent).

Dundonald village, the Ulster Hospital and access to many schools are easily accessible. Rarely would a property of this style present itself to the open market in this location. Early internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer.

Ideally suitable for a family home.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL



LOWER LEVEL

UTILITY HALL: 7' 0" x 6' 7" (2.13m x 2.01m)

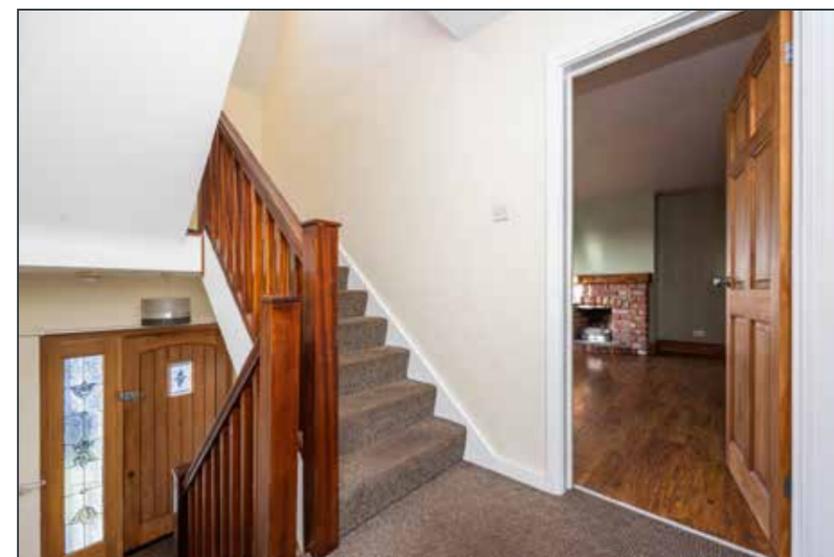
Plumbed for washing machine, range of units, storage under stairs.

GARAGE: 17' 9" x 9' 8" (5.41m x 2.95m)

Up and over door, power and light.

STORE: 21' 9" x 6' 7" (6.63m x 2.01m)

Divided into two.



GROUND FLOOR



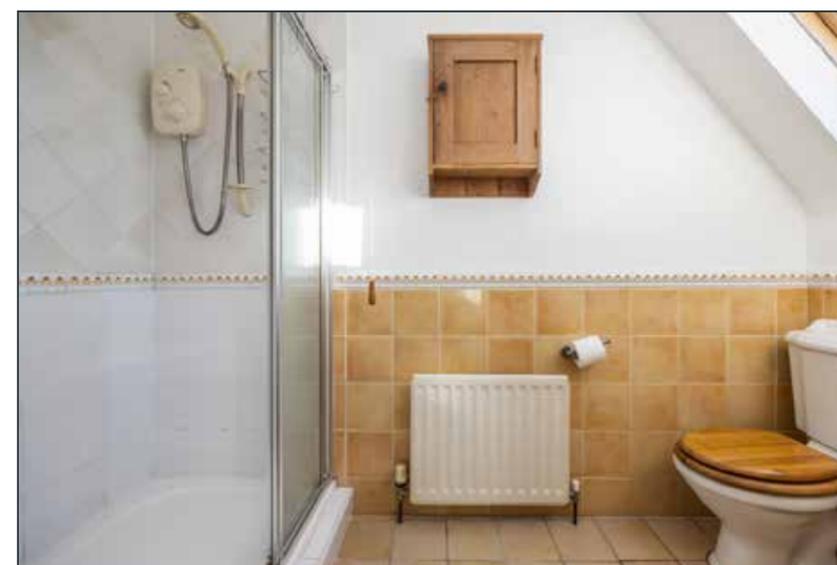
KITCHEN:
10' 9" x 10' 8" (3.28m x 3.25m)
 Full range of high and low level units, recess for cooker, stainless steel extractor canopy over, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, open to Dining Room.



FIRST FLOOR
BEDROOM (1):
14' 0" x 10' 10" (4.27m x 3.3m)
 Dormer window with views.



DINING ROOM:
11' 2" x 10' 9" (3.4m x 3.28m)
 Ceramic tiled floor, double glazed sliding doors to rear. Folding door to Living Room.



ENSUITE SHOWER ROOM:
 Fully tiled shower cubicle with instant heat shower, low flush WC, pedestal wash hand basin, half tiled walls.



LIVING ROOM:
15' 2" x 14' 0" (4.62m x 4.27m)
 Brick fireplace with open fire, wood laminate floor.



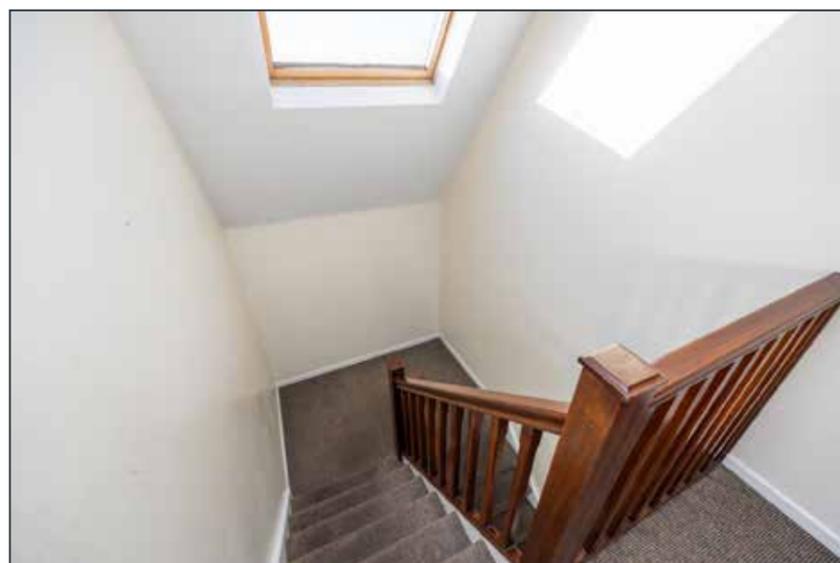
BEDROOM (2):
10' 1" x 8' 5" (3.07m x 2.57m)



BEDROOM (3):
8' 9" x 6' 10" (2.67m x 2.08m)

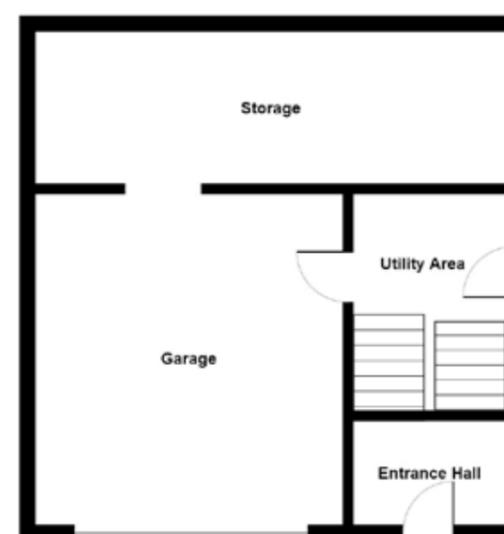


BATHROOM:
White suite comprising: Panelled bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin, half tiled walls, ceramic tiled floor.

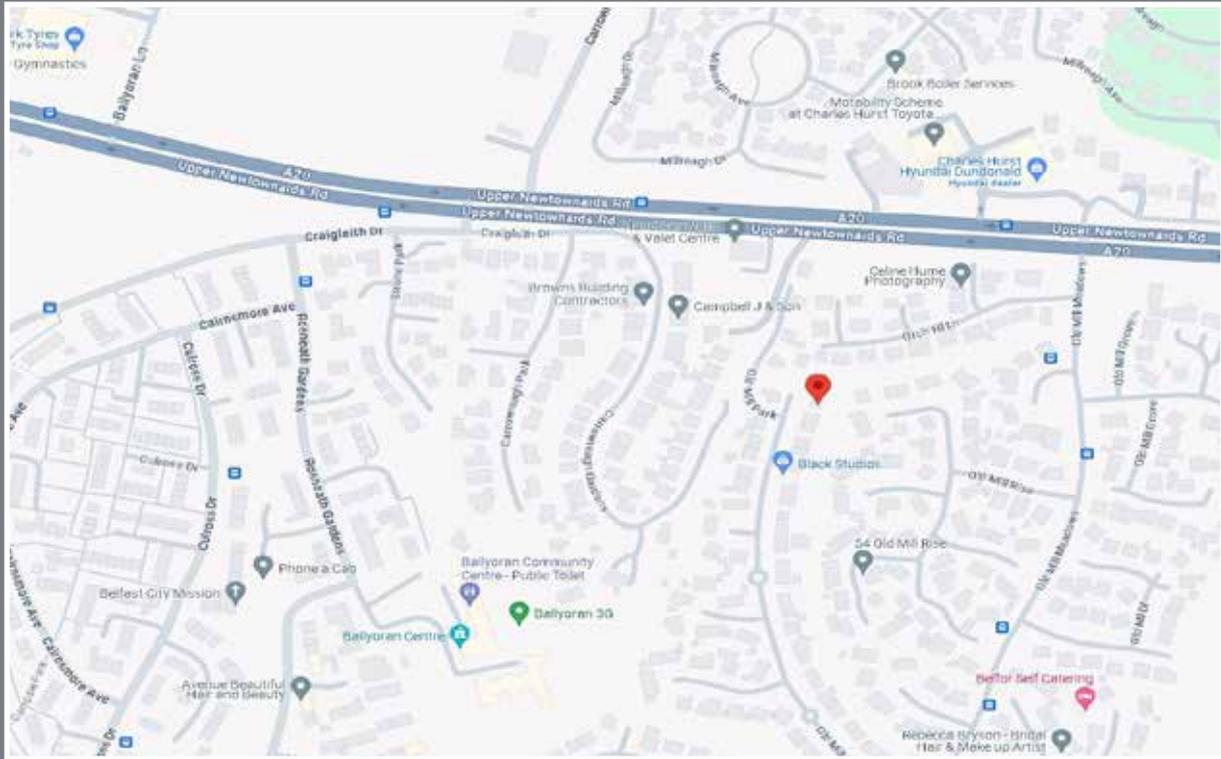


LANDING:
Access to roofspace.

OUTSIDE
Driveway and garden to front, garden to side. Paved patio to rear and terraced garden with flat 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/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		

EPC REF: 0079-0218-6704-5615-5100

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.