

RODGERS & FINNEY

Estate agents and letting specialists

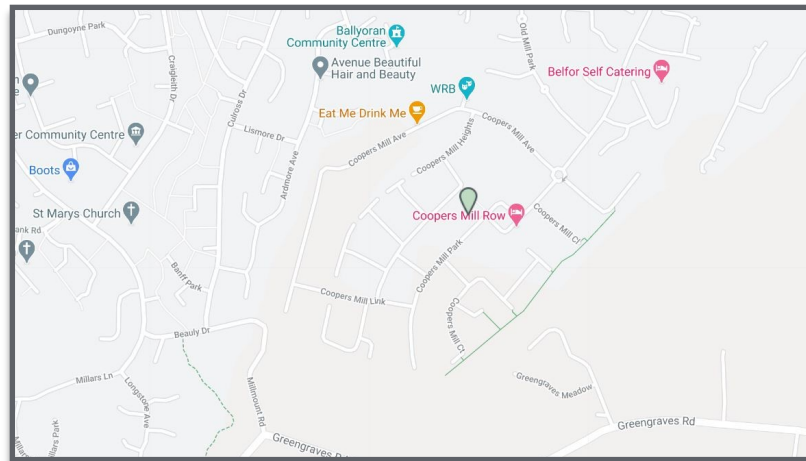
5 Coopers Mill Park Dundonald BT16 1SX



OFFERS AROUND
£169,950

LOCATION

Coopers Mill is located just off the A20 Belfast to Newtownards dual carriageway. Travelling from East Belfast, turn right into the development, continue straight ahead across the roundabout and follow the road around. 5 Coopers Mill Park is on the right hand side.



RATES

The rates assessment for the year 2019/2020 is £1110.11 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

MORTGAGE & FINANCIAL ADVICE

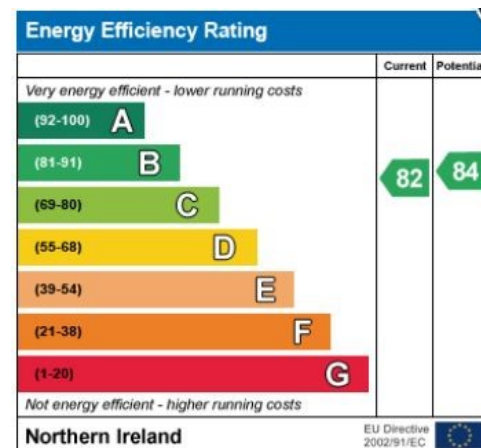
We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE

EFFICIENCY RATING (EPC)

Current C82 Potential C84



AWARD WINNING



DISCLAIMER

These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney 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. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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& FINNEY**



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letting specialists**

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- Attractive Townhouse in Coopers Mill Development
- Entrance Hall with Ground Floor W.C.
- Spacious Living Room with Feature Gas Fire-place
- Modern Kitchen with Range of Integrated Appliances
- Open-Plan to Dining Area with Patio Doors to Rear
- Three Bedrooms, Master with En Suite Shower Room
- Main Bathroom with Contemporary White Suite
- Off-Street Driveway Parking Space to Front
- Enclosed Rear Garden Laid in Lawn
- Natural Gas Fired Central Heating System
- uPVC Double Glazed Windows and Doors Throughout
- Mains Wired Smoke and CO Alarms / Security Alarm
- Ideal Property for First Time Buyer or Investor
- Within Commuting Distance of Belfast City Centre
- Close to Popular Local Primary and Secondary Schools



THE PROPERTY COMPRISES:

Ground Floor

COVERED ENTRANCE PORCH:

Outside light, double glazed hardwood front door with double glazed side lights to...

ENTRANCE HALL:

Carpeted floor.

W.C.:

White suite comprising low flush W.C., floating wash hand basin with chrome mixer tap and tiled splashback, ceramic tiled floor, extractor fan.

LIVING ROOM: 16' 11" x 10' 9" (5.15m x 3.27m)

Recessed spotlights, feature fireplace with wooden surround, granite inset and hearth (gas fire).

KITCHEN/DINING/LIVING: 17' 6" x 11' 6" (5.34m x 3.50m)

Modern range of high and low level fitted kitchen units with concealed lighting and laminate work surfaces, single bowl 'Blanco' stainless steel sink unit with chrome mixer tap and drainer, integrated appliances to include fridge, freezer, washer-dryer, dishwasher, electric under-bench oven, four ring gas hob with stainless steel splashback and stainless steel extractor hood over, gas combi-boiler in housing, recessed spotlights, part-tiled walls, ceramic tiled floor, open-plan to dining area with double glazed French doors to rear.

First Floor

LANDING:

Storage cupboard, access hatch to roof space, accessed via folding timber ladder.

BEDROOM (1): 10' 8" x 10' 8" (3.25m x 3.25m)

Carpeted floor.

EN SUITE SHOWER ROOM:

White suite comprising low flush W.C., floating wash hand basin with chrome mixer tap, fully tiled walk-in double shower cubicle with thermostatic shower unit, recessed spotlights, extractor fan, part-tiled walls, ceramic tiled floor.

BEDROOM (2): 12' 2" x 10' 1" (3.70m x 3.07m)

Carpeted floor.

BEDROOM (3): 11' 11" x 7' 3" (3.62m x 2.22m)

(at widest points) Carpeted floor.

BATHROOM:

White suite comprising low flush W.C., floating wash hand basin with chrome mixer tap, panelled bath with shower screen, chrome mixer tap with telephone hand shower and thermostatic shower unit over, recessed spotlights, extractor fan, part-tiled walls, ceramic tiled floor.

Outside

FRONT:

Brick paviour driveway.

REAR:

Enclosed rear garden laid in lawn with border fencing, outside water tap, outside light.

For more information and photographs regarding the accommodation in this property, please visit: rodgersandfinney.co.uk

