



Constructed only 5 years ago, this deceptively spacious detached home has been well maintained and is presented to an excellent standard with tasteful décor throughout. The property is complimented externally by a generous enclosed South facing rear garden in lawn.

The versatile accommodation comprises a spacious lounge and modern kitchen with integrated appliances open to living/dining room. There is an additional ground floor room which can be used either as a fourth bedroom or study.

To the first floor there are three double bedrooms, with the principal bedroom benefiting from a contemporary ensuite shower room. There is also a main bathroom, in addition to the ground floor shower room.

Old Mill is a popular location only a short commute to Belfast city centre with excellent transport links to Newtownards and Holywood. It offers close proximity to local schools, amenities and shops and restaurants in Dundonald and Stormont, and Ballyhackamore village is only four miles away.

Offers Over  
£335,000

42a Old Mill Meadows,  
Dundonald,  
BELFAST,  
BT16 1WQ

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Deceptively spacious detached family home
- Lounge with feature fireplace
- Kitchen with range of appliances, open plan to living/dining room
- Separate utility room
- Ground floor 4th bedroom or study
- Three good sized bedrooms, principal with ensuite
- Family bathroom/Ground floor shower room
- Gas central heating/uPVC Double glazing
- Driveway parking for several cars
- Generous enclosed rear garden in lawn with patio seating area
- Public transport links and convenience store on its doorstep

The Property Comprises:

### Entrance

Glazed front door with glass side panels to...

ENTRANCE HALL: 16' 0" x 12' 5" (4.88m x 3.78m) Solid wooden floor, low voltage spotlights, understair storage cupboard.

### Ground Floor

SHOWER ROOM: White suite comprising vanity sink unit, fully tiled shower cubicle with, low voltage spotlights, tiled floor.



LOUNGE: 16' 0" x 12' 5" (4.88m x 3.78m) Solid wooden floor, fireplace with slate hearth (needs lined).



LIVING ROOM/BEDROOM 4 11' 8" x 9' 9" (3.56m x 2.97m) Wooden floor.



KITCHEN/DINING 18' 11" x 11' 4" (5.77m x 3.45m) Modern fully fitted kitchen with range of high and low level units, integrated electric oven and microwave oven, integrated fridge/freezer, integrated dish washer, 1.5 bowl sink unit, pull out corner larder, low voltage spotlights, 4 ring induction hob, breakfast bar area.

LIVING AREA 12' 8" x 12' 3" (3.86m x 3.73m)



UTILITY ROOM: 7' 0" x 5' 8" (2.13m x 1.73m) Gas boiler cupboard, plumbed for washing machine, stainless steel single drainer sink unit, upvc glazed door to rear.



First Floor

LANDING: Storage cupboard with built in drawers, access to floored roof space.

BEDROOM (1): 16' 9" x 12' 4" (5.11m x 3.76m)

ENSUITE White suite comprising fully tiled shower cubicle, vanity shower unit, low voltage spot-lights, tiled floor, Velux.



BEDROOM (2): 11' 8" x 11' 2" (3.56m x 3.4m) Built in robes, bed with wall mounted drawers and over head cupboards.

BEDROOM (3): 11' 9" x 10' 5" (3.58m x 3.18m) Built in robes, bed with wall mounted drawers and over head cupboards.



BATHROOM: White suite comprising panelled bath with mixer tap, low flush WC, voltage spotlights, fully tiled shower cubicle with telephone attachment.



## Outside

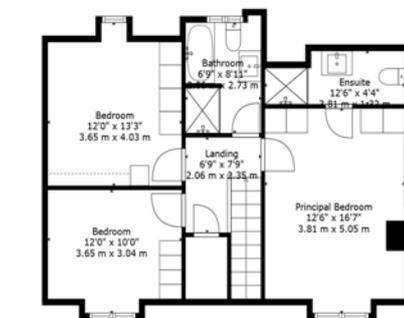
FRONT GARDEN Garden in lawn with driveway parking.

REAR GARDEN Enclosed rear garden in lawn with patio seating area, light, tap, outside plugs.

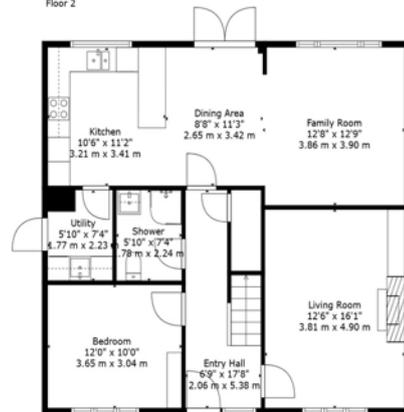


## Location:

Heading out of Dundonald on the Upper Newtownards Road, turn right onto Old Mill Heights, and third left onto Old Mill Meadows.



Floor 2



Floor 1

**TOTAL: 1564 sq. ft, 146 m<sup>2</sup>**  
 FLOOR 1: 931 sq. ft, 87 m<sup>2</sup>, FLOOR 2: 633 sq. ft, 59 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 45 sq. ft, 3 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary.

## Belfast Branches

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000

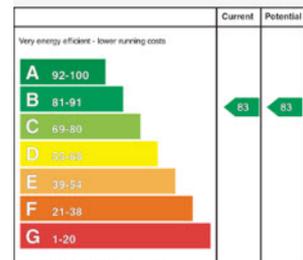
## Other Branches

North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic  
 Current: B83  
 Potential: B83  
 EPC Landmark Code: 9810-0638-7880-8093-4292  
[Epc Certificate](#)



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