



Enjoying a quiet yet convenient location in a cul de sac with lovely views to the front, this well-appointed semi requires the purchasers to do little except move in and enjoy their new home.

Beautifully presented throughout, natural light floods into the well - proportioned interior.

The open plan kitchen is large enough to incorporate a casual dining area. Patio doors then take you out to an enclosed rear garden which is perfect for outdoor entertaining and children alike.

Ballyoran Heights is a recently constructed, small scheme just off the main Belfast to Newtownards A20 road. Local bus stops are just around the corner and there are excellent local amenities nearby in Coopers Mill/Millmount.

Early inspection is strongly recommended.

Offers Over
£280,000

12 Ballyoran Heights,
Dundonald,
BELFAST,
BT16 1ZN

Viewing by
appointment with
& through agent
028 9065 0000



- Modern, bright semi detached home
- 3 well-proportioned bedrooms
- Principal with en suite and bespoke built-in furniture
- Living room with bay window and feature fireplace
- Open plan kitchen with excellent range of appliances
- Casual dining area with french doors to garden
- Family bathroom with contemporary white suite
- Additional WC downstairs
- Floored roofspace
- Gas central heating
- Double glazed throughout
- Front and enclosed rear gardens
- Side-by-side driveway parking
- Superb views to front

The Property Comprises:

Front door to...

Ground Floor

RECEPTION HALL: Ceramic tiled floor.



LIVING ROOM: 15' 8" x 11' 9" (4.77m x 3.57m) At widest points. Attractive polished stone fireplace with granite inset and hearth. Contemporary electric fire with remote control. Lovely aspect across to hills.



CLOAKROOM: Low flush WC, wash hand basin with feature, tiled splashback. Ceramic tiled floor.



KITCHEN/DINING: 16' 0" x 11' 3" (4.88m x 3.43m) Modern range of high and low level units. Integrated appliances including 4 ring hob with extractor over. Fridge/freezer. Integrated dishwasher, washing machine and tumble dryer. Single drainer 1.5 bowl stainless steel sink unit. Walk-in storage cupboard. Part tiled walls, ceramic tiled floor. CASUAL DINING AREA. French doors to garden. Feature kickboard lighting. Feature kickboard lighting.



First Floor

PRINCIPAL BEDROOM: 15' 8" x 12' 0" (4.78m x 3.66m) At widest points. Bespoke range of built-in furniture including robes, cupboards, drawers, display shelving and window seat with excellent views across to hills.

ENSUITE: Large shower cubicle with "rain" head and telephone hand shower. Pedestal wash hand basin with feature, tiled splashback. Low flush WC. Chrome heated towel rail, ceramic tiled floor.



BEDROOM (2): 14' 1" x 8' 7" (4.3m x 2.61m) At widest points.

BEDROOM (3): 11' 3" x 7' 3" (3.44m x 2.21m)



BATHROOM: White suite comprising panelled bath with shower head over and shower screen. Wash hand basin with storage underneath. Low flush WC. Chrome heated towel rail, ceramic tiled floor.



LANDING: Built-in cupboard with Vaillant natural gas boiler. Access via pull-down ladder to...
Roofspace
Floored with light.



Outside

FRONT: Lawned areas. Side-by-side parking for two cars. Gate with path to side.

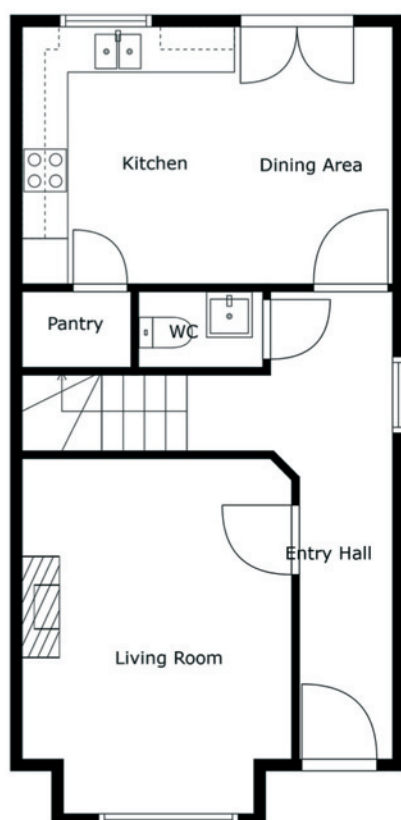
SIDE: Storage area-ideal for bins etc. Further gate to:

REAR: Lawn with flagged patio and sitting area. Outside light and tap. External dual plug socket.

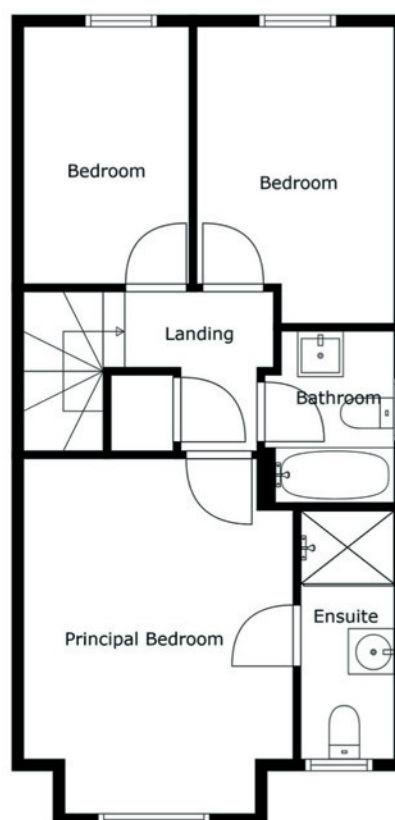


Location:

Heading countrybound through Dundonald on the Upper Newtownards Road, turn right opposite Charles Hurst car showroom into Old Mill Meadows. First left into Old Mill Grove and go up the hill. Right into Ballyoran Heights and no 12 is last house on the left.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

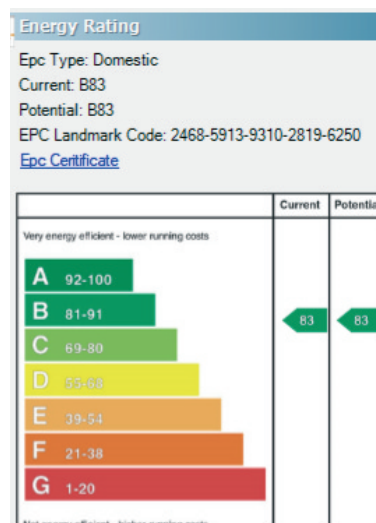
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