



Old Mill Park is situated between Dundonald and Newtownards, offering convenience to the Ulster Hospital, Stormont Parliament Buildings, Eastpoint Entertainment Village and Dundonald Village with its array of local amenities. Commuting to Belfast could not be easier via the Outer Ring which is a short drive away or by the popular Dundonald Park and Ride scheme.

Comprising three first floor bedrooms along with an ensuite shower room off the master bedroom and a family bathroom occupies the first floor. Large family room to the front and a kitchen with dining area along with an additional sunroom gives plenty accommodation for all.

The increasingly popular Comber Greenway is ideal for those who like to run, walk or cycle along a picturesque, traffic free route from Comber through to Titanic Quarter. A host of recreational facilities are also near at hand including Knock Golf Club and David Lloyds Health & Fitness Club.

Offers Around
£210,000

94 Old Mill Park,
Dundonald,
Belfast,
BT16 1WF

Viewing by
appointment with
& through agent
028 9065 0000

- Detached Family Home on Generous Site
- Cul-de-sac Location
- Three Well-Proportioned Bedrooms, Master with Ensuite
- Spacious Living Room with Feature Fireplace
- Kitchen with Dining Area & Wall to Wall Storage
- Seperate Sunroom with Access to Garden
- Family Bathroom with White Suite
- Additional Understair Cloakroom
- GFCH / uPVC Double Glazing Throughout
- Off-Street Driveway Parking for Multiple Cars
- Enclosed South-Westerly Facing Rear Garden
- Transport Links to Belfast, Newtownards & Bangor
- Easy Access to Dundonald Village Amenities & Ulster Hospital



The Property Comprises:

Ground Floor

uPVC front door with glazed side panels and side light.

ENTRANCE HALL: Ceramic tiled floor, low voltage spotlights. Understairs storage cupboard.

FAMILY ROOM: 16' 8" x 15' 9" (5.068m x 4.791m)

Wood effect flooring, cornice ceiling. Low voltage spotlights. Feature wall-mounted fireplace. Inset for TV.

KITCHEN OPEN PLAN TO DINING AREA: 21' 7" x 10' 5" (6.580m x 3.167m) Wooden range of high and low level units, work surfaces. One and a half bowl sink unit with mixer tap. Integrated double eye level oven, four ring gas hob with extractor hood above. Integrated fridge/freezer.

Tiled splashback. Low voltage spotlights. Breakfast bar area. Plumbed for washing machine, integrated dishwasher. Open plan to:

DINING AREA: Cornice ceiling, low voltage spotlights, wood-effect flooring. Wall-to-wall high gloss storage cupboard. Sliding glazed doors to:

SUN ROOM: 13' 12" x 11' 11" (4.266m x 3.624m)

Laminate flooring. Low voltage spotlights. uPVC glazed doors to rear.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 15' 5" x 10' 2" (4.691m x 3.093m)

Cornice ceiling. Wooden door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer taps. Double glazed shower cubicle with thermostatic shower. Wall-mounted mirrored cabinet. Part-tiled walls. Vinyl flooring.

BEDROOM (2): 12' 11" x 10' 2" (3.925m x 3.090m)

Cornice ceiling.

BEDROOM (3): 7' 4" x 7' 1" (2.239m x 2.154m)

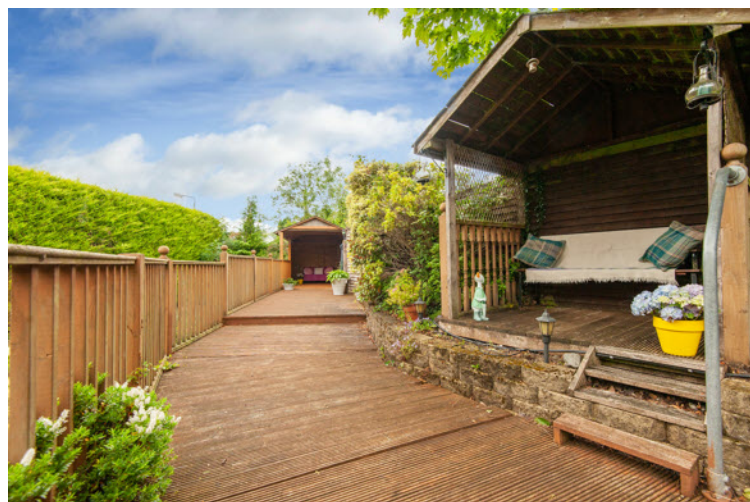
Double wardrobe with mirrored sliding doors. Currently used as office space.

BATHROOM: Luxury white suite comprising dual flush wc, vanity unit with ceramic sink and chrome mixer tap. Bath with mixer taps and telephone hand shower. Fully tiled walls, wall-moured mirror.

Outside

FRONT: Garden laid in lawn. Off-street driveway parking for multiple cars. Access to side and rear of property.

REAR GARDEN: Enclosed south-westerly facing rear garden laid in lawn. Patio area. Brick pavior path to decking with seating area. Surrounding mature shrubbery and hedging. Outside tap and lighting.

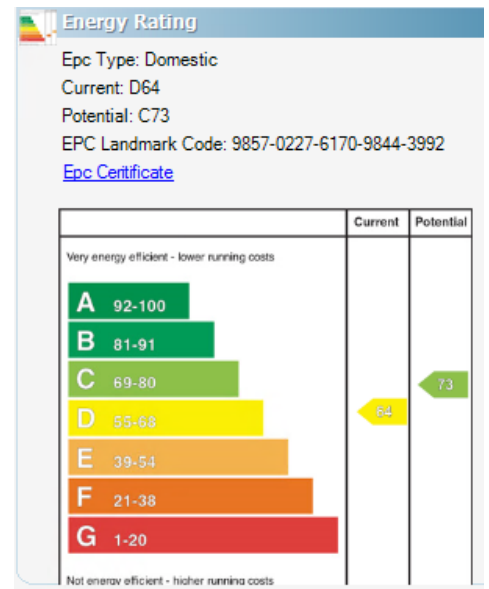
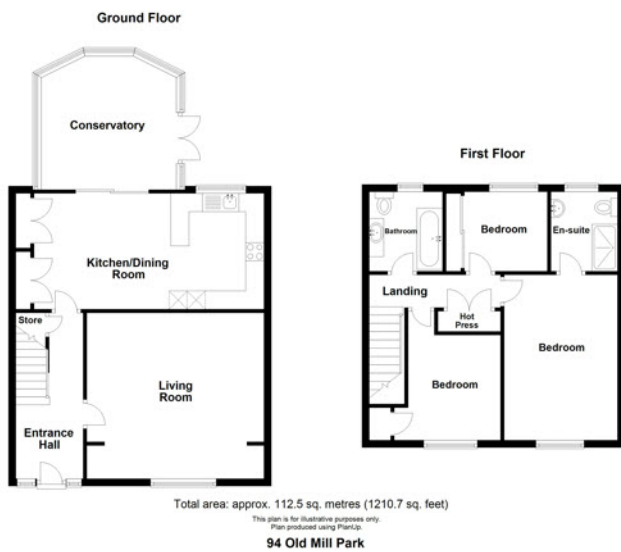


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Travelling along the Upper Newtownards Road, heading away from Dundonald, turn right into Old Mill Meadows, Old Mill Park is on the right hand side just before the Coopers Mill development.



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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