

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



12 COOPERS MILL WAY, BELFAST, BT16 1ZE

OFFERS OVER £199,950

A beautifully presented semi-detached home in the popular Coopers Mill Development offering great accommodation, generous garden to rear and superb views over Belfast City and beyond.

The accommodation comprises of entrance hall, ground floor toilet suite, both with ceramic tile flooring. Lounge with attractive wall mounted gas fire and wood laminate flooring. Dining kitchen with extensive range of 'white gloss' units, granite effect worktops with upstand, range of integrated appliances, recessed spotlighting and ceramic tile flooring, open to dining area with patio doors to rear garden.

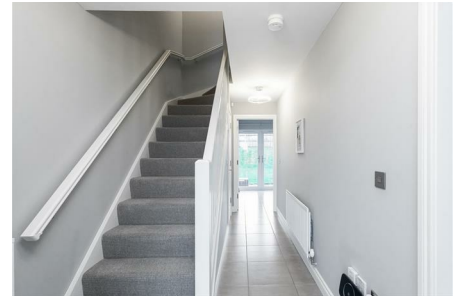
The first floor offers three well proportioned bedrooms, including master en-suite shower room with walk-in shower cubicle, attractive tiled walls and ceramic tile flooring. Family bathroom comprising of built-in shower over bath, attractive tiled walls and ceramic tile flooring. Other benefits include gas fired central heating, uPVC double glazed windows and generous garden with lawn, patio and garden shed.

Built eight years ago and with still two years left on the NHBC guarantee, this property still feels like brand new, ideal for first time buyers or families wanting to just move in and enjoy. Close to many local amenities with the new Spar now in Coopers Mill and access to the Comber Road, this development is improving all the time for access, convenience and space. View now to avoid disappointment.



Key Features

- Excellent Semi-Detached Home In A Popular Residential Development
- Kitchen With Range Of Integrated Appliances, Open To Dining Area
- Family Bathroom With Built-In Shower Over Bath And Ceramic Tile Flooring
- Small Front Garden And Generous Rear Garden With Lawn, Patio & Shed
- Lounge With Wall Mounted Gas Fire And Wood Laminate Flooring
- Three Well Proportioned Bedrooms, Master With En-Suite Shower Room
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities & Bus Routes



Entrance Hall

Ceramic tile flooring.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tile flooring, extraction fan.

Lounge

16'1 x 11'5

Attractive wall mounted gas fire, wood laminate flooring.

Dining/ Kitchen

18'3 x 10'2

Extensive range of high and low level 'white gloss' units, granite effect work surfaces with upstand, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob with Perspex splashback and stainless steel extractor hood, integrated fridge freezer, integrated washer dryer, integrated dishwasher, concealed gas fired boiler, ceramic tile flooring, recessed spot lighting. Open to dining area with patio doors to garden.

First Floor

Landing

Storage cupboard

Bedroom 1

14'4 x 10'3

Ensuite

Modern white suite comprising walk-in shower cubicle with built in shower, tile walls and sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC, half tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

Bedroom 2

10'8 x 9'4

Bedroom 3

9'4 x 7'1

Bathroom

Modern white suite, bath with timber panel and mixer tap, built-in shower, shower screen, tiled splashback, pedestal wash hand basin with mixer tap, illuminated mirror, low flush WC, half tiled walls, ceramic tile flooring, recessed spot lighting, extractor fan.

Outside

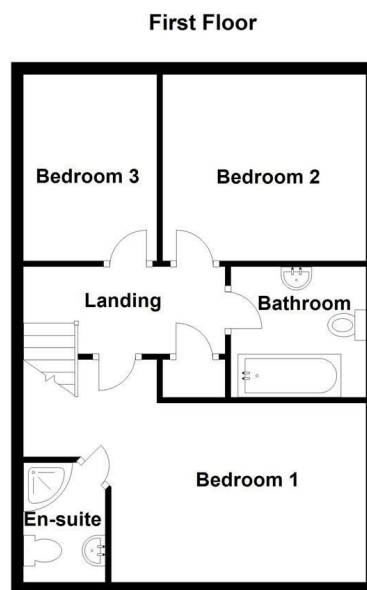
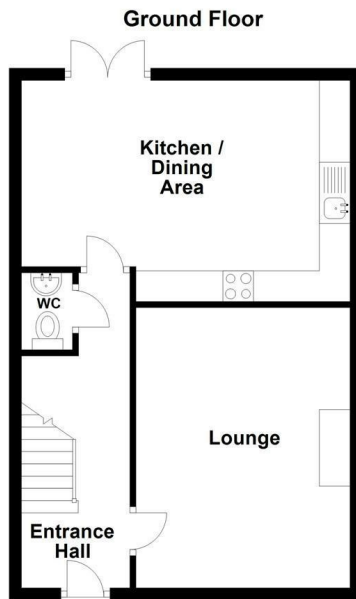
Small front garden with lawn, tarmac driveway to side, large enclosed rear garden with lawn, concrete patio area and garden shed.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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