

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**40 COOPERS MILL AVENUE,  
DUNDONALD, BT16 1WU**

**OFFERS AROUND £179,950**





An excellent, deceptively spacious two bedroom semi-detached property situated in the award winning Coopers Mill development, with excellent gardens.

Beautifully presented and offering bright, spacious accommodation, this property benefits from a luxury kitchen with range of built-in appliances, attractive tiled flooring, open to lounge/dining room with patio doors to garden, and ground floor toilet suite with ceramic tiled flooring.

The first floor includes two double bedrooms, one with master en-suite shower room to include built-in shower cubicle, and partly tiled walls. Modern family bathroom with built in shower over bath, and attractive tiled walls and flooring.

Also offering excellent gardens in lawn including tarmac driveway to side, this property is ideally located within a popular development, close to both Newtownards and Dundonald village, benefitting from the glider bus service into Belfast city centre.

\*Please note these photos are historical and the furniture has now been removed.





## Key Features

- Deceptively Spacious Townhouse In An Award Winning Development
- Two Good Size Bedrooms, Master With Ensuite Shower Room
- Luxury Kitchen With Range Of Integrated Appliances & Attractive Tiling
- Bright, Spacious Lounge/Dining Room With Fireplace And Patio Doors
- Modern White Bathroom Suite With Built In Shower Over Bath
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Garden To Front And Enclosed Garden To Rear With Lawn & Patio
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled flooring.

#### Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush WC. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

#### Lounge/Dining Room

16'3 x 15'2

Attractive granite fireplace with gas fire and surround, patio doors to garden.

#### Utility Cupboard

Gas fired boiler, plumbing for washing machine, ceramic tiled flooring.

#### Kitchen

8'8 x 8'0

Attractive range of high and low level units, Formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled flooring.

### First Floor

#### Landing

#### Bedroom 1

11'6 x 9'6

#### Bedroom 2

15'3 x 8'9

#### En-Suite

Modern white suite comprising built-in shower cubicle with tiled walls and folding shower doors, pedestal wash hand basin with mixer tap, low flush WC. Part tiled walls. Recessed spotlighting. Extractor fan.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower and built-in shower, tiled splashback and shower screen, pedestal wash hand basin with mixer tap, low flush WC. Part tiled walls, ceramic tiled flooring. Recessed spotlighting. Extractor fan.

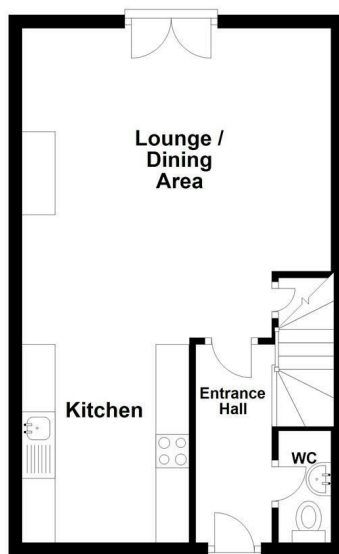
#### Outside

Front garden with lawn and driveway. Enclosed rear garden with concrete patio, generous lawn and boundary fence. Garden shed.





Ground Floor



First Floor



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	83
(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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