

Tim Martin
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**84 Drumadoon Drive
Dundonald
BT16 2PR**

**Offers Around
£159,950**

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SUMMARY

Ready to move into and enjoy, this beautifully presented end terrace property offers stylish, modern living in a highly convenient location and is perfect for first time buyers, young couples, or family.

The property boasts bright and spacious accommodation throughout, with the ground floor enjoying a lounge, modern fitted kitchen with spacious living and dining area, utility room and shower room. Upstairs, there are three excellent sized bedrooms and bathroom, fitted with a stunning white suite. The property is further enhanced by gas fired central heating, uPVC double glazing and easily maintained gardens to the front and rear.

Situated close to Dundonald village, the property is within close proximity to an excellent range of local amenities, primary and secondary schools, the Ulster Hospital and Asda and Lidl supermarkets, not to mention David Lloyd Leisure Centre and Dundonald Ice Bowl. The Glider and Park and Ride are easily accessible allowing for a convenient commute into Belfast city centre.

FEATURES

- Beautifully Presented End Terrace Property in this Highly Convenient Location
- Three Excellent Sized Bedrooms
- Bright and Spacious Lounge
- Modern Fitted Kitchen with an Excellent Range of Integrated Appliances Open Plan to a Spacious Living and Dining Area
- Utility Room and Ground Floor Shower Room
- Bathroom Fitted with a Stunning White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Easily Maintained Gardens to the Front and Rear with Store
- Close Proximity to Many Local Amenities, Local Schools, Asda and Lidl and The Ulster Hospital
- Convenient Commute into Belfast City Centre

Entrance Hall

Glazed hardwood entrance door with matching side lights; tiled floor; under stairs storage cupboard.

Lounge

14'0 x 11'11 (4.27m x 3.63m)

Wood laminate floor; tv aerial connection point.

Open Plan Kitchen / Living & Dining Area

20'7 x 10'5 (6.27m x 3.18m)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Beko electric oven; Cooke and Lewis microwave; Beko 4 ring ceramic hob with extractor hood over; Beko dishwasher; Beko fridge / freezer; laminate worktop; tiled splashback; wood laminate floor; recessed lighting; painted wood fire surround.

Utility Room

7'0 x 4'5 (2.13m x 1.35m)

Modern wood laminate high level cupboards; laminate worktops; space and plumbing for washing machine and tumble dryer; tiled splashback; pedestal wash hand basin with chrome taps; tiled floor; towel radiator; extractor fan.

Shower Room

7'0 x 2'6 (2.13m x 0.76m)

Modern white suite comprising tiled shower cubicle with Mira Sprint electric shower unit and wall mounted telephone shower attachment; glass shower door; close coupled wc; tiled floor; extractor fan.

First Floor / Landing

Access to roofspace (via slingsby type ladder); hotpress with Worcester gas fired boiler.

Bedroom 1

10'5 x 9'5 (3.18m x 2.87m)

Wood laminate floor.

Bedroom 2

13'11 x 8'9 (4.24m x 2.67m)

Wood laminate floor.

Bedroom 3

10'9 x 7'4 (3.28m x 2.24m)

Wood laminate floor.

Bathroom

7'8 x 5'11 (2.34m x 1.80m)

Modern white suite comprising recessed bath in tiled surround; pillar mixer tap with wall mounted shower attachment; close coupled wc; pedestal wash hand basin with mono mixer tap; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted sliding shower doors; tiled walls and floor; towel radiator.

Outside

Front gardens laid out in lawn; decorative gravelled area; enclosed rear gardens with paved and decorative gravelled areas with built-in feature seating; barked area; access to the side for bins etc.

Store

10'6 x 4'0 (3.20m x 1.22m)

Capital Rateable Value

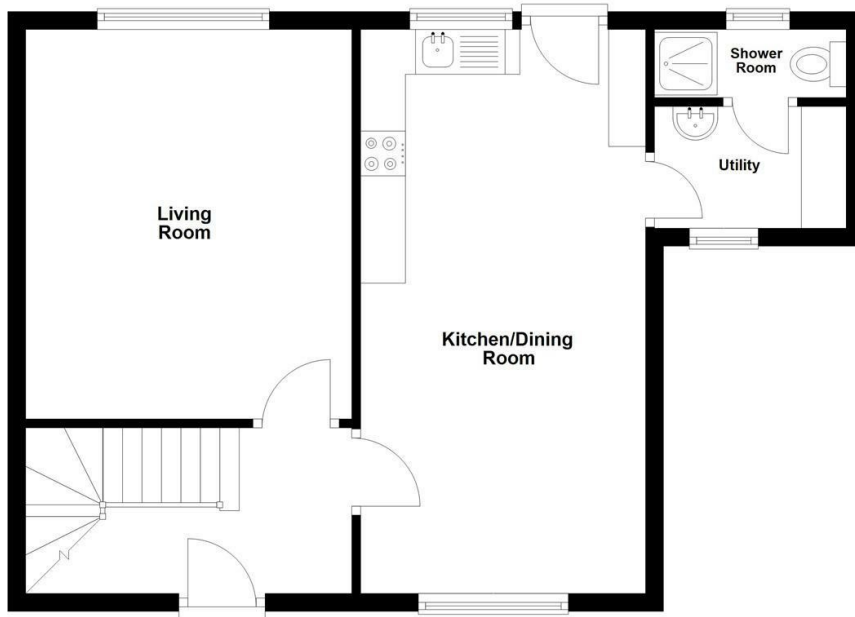
£82,500. Rates Payable = £750.59 per annum (approx)

Tenure

Freehold

Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



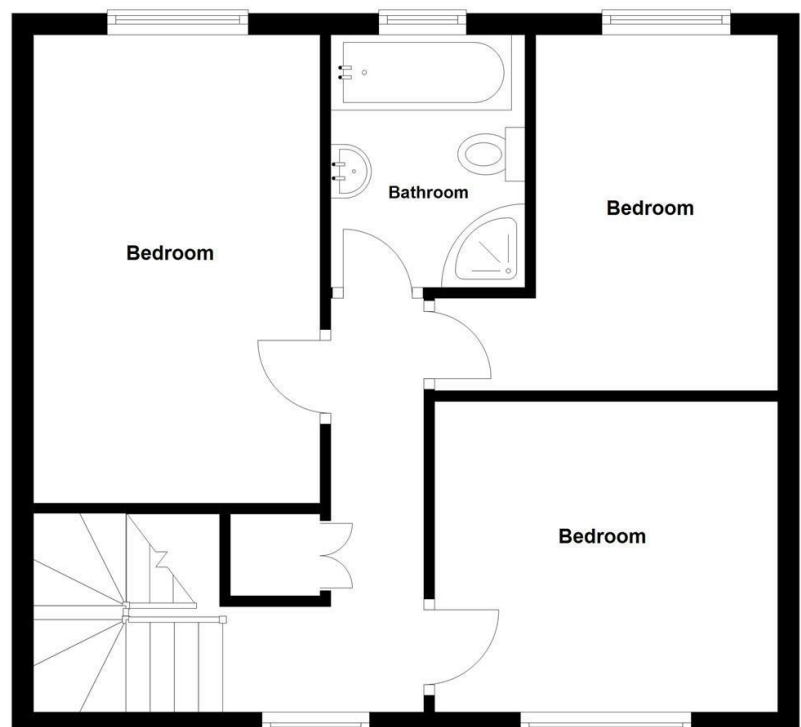
Total area: approx. 92.1 sq. metres (991.3 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

84 Drumadoon Drive, Dundonald

First Floor

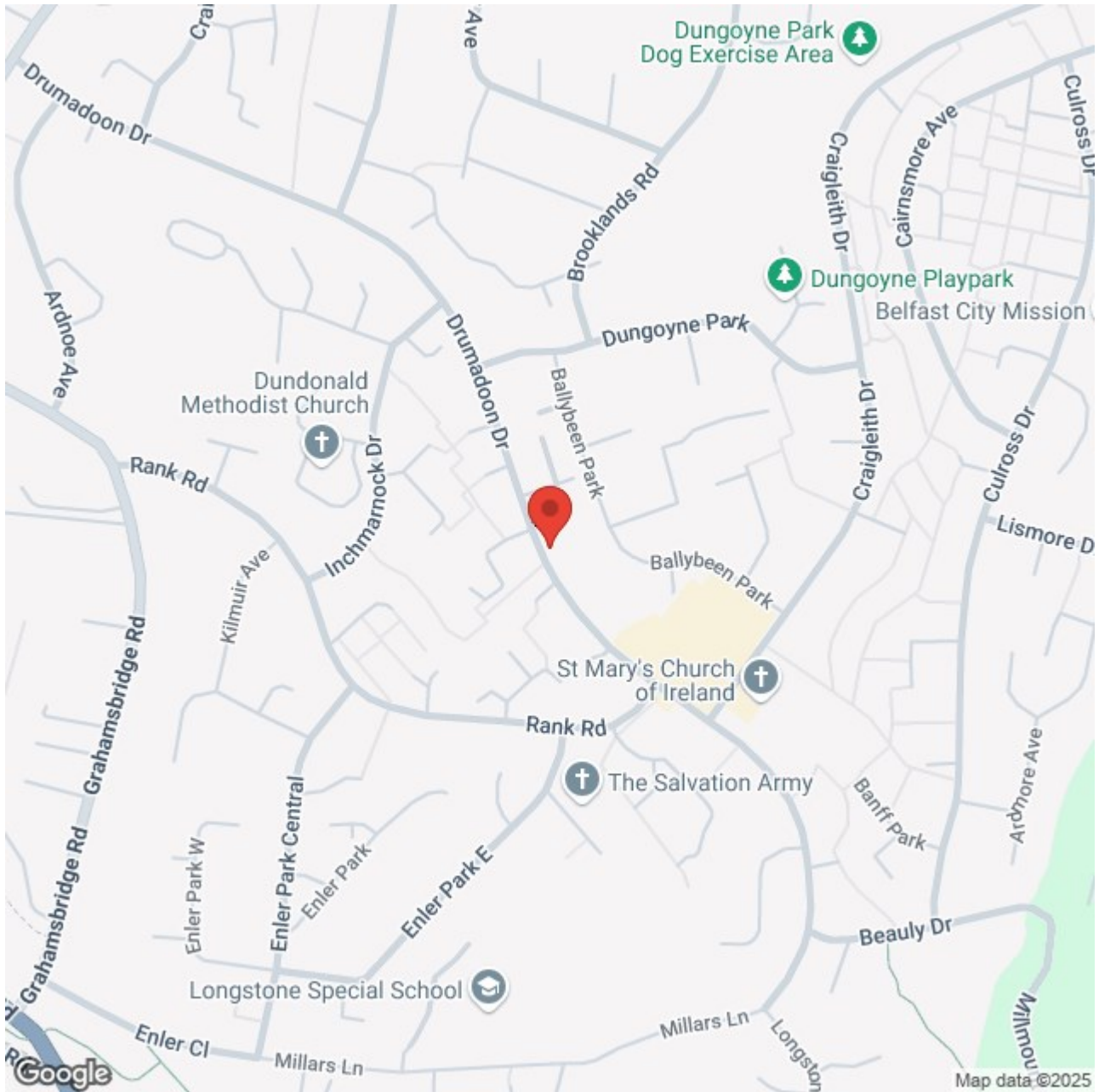
Approx. 43.6 sq. metres (469.3 sq. feet)











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

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