



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	72
England, Scotland & Wales	EU Directive 2002/91/EC	

6 Enler Park West,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £134,950

Reeds Rains

reedsrains.co.uk

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Asking Price: £134,950

EPC Rating: C

We are delighted to present to the open market this well presented mid terrace property.

Internally the bright and spacious accommodation comprises three bedrooms, two separate reception rooms one with wood burning stove, modern fitted kitchen and bathroom with white suite. Additional benefits include gas central heating and double glazed windows and doors. Externally there are low maintenance gardens to front and enclosed to rear.

This popular location is within walking distance of the many day to day amenities in Dundonald village. The Ulster hospital and the Glider park and ride are only a short distance away.

Properties within in this location when presented to the open market will create a strong interest. Early consideration to view is strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door and side panel to entrance hall, ceramic tiled floor, under stairs storage.

Lounge

13'2" x 12'5" (4.01m x 3.78m)

Wood burning stove with slate hearth, ceramic tiled floor.

Dining Room

10'2" x 8'9" (3.1m x 2.67m)

Ceramic tiled floor.

Modern Fitted Kitchen

10'3" x 9'5" (3.12m x 2.87m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and upstand, concealed lighting, ceramic tiled floor, built in oven and four ring ceramic hob, stainless steel chimney extractor fan, glass splash back, plumbed for washing machine, uPVC double glazed back door.

First Floor

Landing

Access to roof space.

Airing cupboard.

Bedroom One

11'6" x 11' (3.5m x 3.35m)

Built in robe.

Bedroom Two

11'5" x 10'1" (3.48m x 3.07m)

Built in robe.

Bedroom Three

8'5" x 8'2" (2.57m x 2.5m)

Bathroom

White suite, panelled bath with mixer taps, electric shower unit, pedestal wash hand basin with mixer taps, dual flush close coupled WC, PVC wall covering, tongue an groove ceiling with recessed spotlights, heated towel rail.

Outside

Front garden in lawns.

Enclosed low maintenance garden to rear, fully paved, garden store.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c>

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.