




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

17 Ballyregan Drive,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £184,950

 Reeds Rains

reedsrains.co.uk

17 Ballyregan Drive, Dundonald, Belfast, County Down, BT16

Asking Price: £184,950

EPC Rating: D

Positioned within this highly regarded and ever popular residential location is this well presented semi detached villa.

This fine property offers bright accommodation throughout comprising three bedrooms, lounge with wood burning stove, fitted kitchen and bathroom with white suite. Further benefits include gas central heating and double glazed windows and doors.

Externally there is a driveway to car parking and gardens to front and enclosed to rear.

This sought after location provides ease of access to public transport links for city commuting with the Ulster Hospital, Stormont Parliament Buildings and the many day to day amenities in Dundonald village all within walking distance.

We have no doubt that this property will create an interest when presented to the open market. To avoid disappointment early consideration to view is strongly recommended. Ideally suitable for first time buyer or young family alike.

Accommodation

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

Lounge

14' x 12'5" (4.27m x 3.78m)
Wood burning stove with marble hearth, recessed spotlights, ceramic tiled floor.
Double doors to kitchen.

Fitted Kitchen

15'7" x 9'2" (4.75m x 2.8m)
Single drainer stainless steel sink unit with mixer taps, range of low level units, laminate

work surfaces, tiled splash back, ceramic tiled floor, integrated dishwasher, stainless steel built in oven an four ring ceramic hob, stainless steel chimney extractor fan, breakfast bar, under stairs storage, double glazed French doors to rear garden and double glazed side door.

First Floor

Landing

Slingsby ladder to roof space.

Bedroom One

13'9" x 8'9" (4.2m x 2.67m)
Feature panelled wall.

Bedroom Two

9'7" x 8'9" (2.92m x 2.67m)
Laminate wooden floor.

Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)
Built in store with gas boiler, laminate wooden floor.

Bathroom

White suite, tiled panelled bath, electric shower unit, tiled splash back, dual flush close coupled WC, ceramic tiled floor, chrome heated towel rail, pedestal wash hand basin with mixer taps and tiled splash back.

Outside

Tarmac driveway to ample car parking, lean to covered area, plumbed for washing machine, outside power point, light and tap.
Front garden in lawns and shrubs.
Enclosed garden to rear in lawns and paved patio area.

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/contents>

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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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

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.