



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

Apartment B1 Quarter Wood,
Old Dundonald Road,
Dundonald,
BT16

 Reeds Rains

Asking Price: £199,950

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Apartment B1Quarter Wood, Old Dundonald Road, Dundonald, Belfast,
County Down, BT16

EPC Rating: B

Ideally positioned within this highly regarded gated apartment development, is this well appointed ground floor apartment.

Internally this fine apartment offers bright accommodation comprising two generous bedrooms master with ensuite shower room, spacious lounge with ample dining area, modern fitted kitchen and bathroom with modern white suite. Externally there are beautifully maintained and mature communal gardens with secure gated residents car parking.

This sought after development is only a short stroll from the ever popular Eastpoint entertainment village and David Lloyd leisure. Public transport links for city commuting, the popular Comber greenway and Ballyhackamore village with its wide range of amenities to include popular restaurants and coffee shops are all easily accessible.

Properties within this development have a proven track record for creating strong demand, in order to appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

Accommodation

Front door to entrance hall, ceramic tiled floor, recessed spotlights, built in store come utility.

Spacious Lounge Open To Dining Area

27'4" x 20'7" (8.33m x 6.27m)
With ample dining area, bay window, double glazed door to outside patio.
Open plan to kitchen,

Modern Fitted Kitchen

Single drainer stainless steel sink unit with

mixer taps, excellent range of high and low level units, laminate work surfaces and upstand, recessed spotlights, ceramic tiled floor, built in oven and four ring ceramic hob, glass splash back, stainless steel chimney extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer, breakfast bar.

Master Bedroom

13'6" x 10'5" (4.11m x 3.18m)
Excellent range of high and low level units with mirrored sliding doors.

Ensuite Shower Room

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower, vanity unit with mixer taps and tiled splash back, dual flush close coupled WC, recessed spotlights, chrome heated towel rail, ceramic tiled floor.

Bedroom Two

13'8" x 7'9" (4.17m x 2.36m)

Bathroom

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

Outside

Beautifully maintained communal gardens in lawns, shrubs and mature trees.
Remote double entrance gates to sweeping access road, with designated car parking plus additional ample communal/visitors car parking.

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.