



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

53 Ardnoe Avenue,  
Dundonald,  
Belfast,  
County Down, BT16

Asking Price: £184,950

 Reeds Rains

reedsrains.co.uk

53 Ardnoe Avenue, Dundonald, Belfast, County Down, BT16

**Asking Price: £184,950**

EPC Rating: E

We are delighted to present to the open market this attractive red brick semi detached villa.

The property benefits from a large site and off street car parking to twin garages. Internally the bright accommodation comprises three generous bedrooms, two separate reception rooms, kitchen open plan to dining and family area and bathroom with white suite.

Additionally the property benefits from oil fired central heating, ground floor cloakroom and double glazed windows and doors.

The property is only a short stroll from the many day to day amenities in Dundonald village. The Ulster hospital and public transport links for city commuting are also close at hand.

We have no doubt that this property will create an early interest on today's market, ideally suitable for an owner occupier and builder/investor.

Early consideration to view is highly recommended in order to avoid disappointment.

#### **Accommodation**

uPVC double glazed front door to entrance hall, cornice work.

#### **Ground Floor Cloakroom**

Low flush WC, pedestal wash hand basin with tiled splash back.

#### **Lounge**

21'4" x 11'3" (6.5m x 3.43m)

Wooden fireplace with tiled inset and hearth, laminate wooden floor, cornice work, dual aspect.

#### **Dining Room**

12'2" x 9'6" (3.7m x 2.9m)

Cornice work.

#### **Kitchen Open Plan To Dining And Family Area**

18'1" x 14'1" (5.5m x 4.3m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor to kitchen area, plumbed for washing machine, plumbed for dishwasher, built in oven and four ring ceramic hob, extractor fan, recessed spotlights, ample dining area, uPVC double glazed back door.

#### **First Floor**

#### **Landing**

Access to roof space. Built in robe.

#### **Bedroom One**

11'8" x 11'3" (3.56m x 3.43m)

Built in robe.

#### **Bedroom Two**

11'2" x 10'2" (3.4m x 3.1m)

Built in robe.

#### **Bedroom Three**

11'6" x 9'6" (3.5m x 2.9m)

Built in robe.

#### **Bathroom**

White suite, panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls.

#### **Outside**

Gardens to front and side in lawns and shrubs. Large enclosed private garden to rear, lawns, shrubs, mature trees, boundary hedging, patio area, garden store with oil fired boiler, outside light and tap, PVC oil tank.

Off street car parking to twin garages and roller doors.

#### **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> 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.