



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

32 Coopers Mill Park,  
Dundonald,  
Belfast,  
County Down, BT16

**Asking Price: £275,000**

 Reeds Rains

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

32 Coopers Mill Park, Dundonald, Belfast, County Down, BT16

**Asking Price: £275,000**

EPC Rating: C

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

Internally the property has been well maintained throughout by its present vendor with bright accommodation comprising three bedrooms master with ensuite, lounge with wood burning stove, fitted kitchen open plan to ample dining and family area and family bathroom with white suite.

Externally there is a tarmac driveway to ample car parking and well tended gardens to front side and rear.

Further benefits include double glazed windows and doors, gas central heating, utility room and ground floor cloakroom.

Situated within this highly regarded residential development, the property offers excellent convenience to Dundonald village with the Ulster Hospital, public transport links for city commuting and the increasing popular Eastpoint entertainment village also close at hand.

Properties within location have a proven track record for creating strong demand when presented to the open market. We have no doubt that this property will create an early interest on today's market, ideally suitable for young professional or young family alike.

Early internal viewing is strongly recommended to avoid disappointment.

#### **Accommodation**

Front door to entrance hall, ceramic tiled floor, alarm panel.

#### **Ground Floor Cloakroom**

White suite, wash hand basin with mixer taps, dual flush close coupled WC.

#### **Lounge**

17'5" (5.3) x 15'6" (4.72) Into Bay  
Fireplace with marble inset and hearth, wood burning stove, square bay, double glazed French doors to rear garden.

#### **Modern Fitted Kitchen Open Plan To Dining Area**

17'6" x 10'6" (5.33m x 3.2m)  
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, tiled splash back, concealed lighting, ceramic tiled floor, integrated dishwasher, integrated fridge freezer, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, recessed spotlights, ample dining and family area.

#### **Utility Room**

7'1" x 5'8" (2.16m x 1.73m)  
Single drainer stainless steel sink unit with mixer taps, range of units, plumbed for washing machine, recessed spotlights, double glazed door to garden.

#### **First Floor**

#### **Landing**

Slingsby ladder to roof space.

#### **Master Bedroom**

13'5" x 10'6" (4.1m x 3.2m)

#### **Ensuite Shower Room**

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC, half tiled walls, recessed spotlights, ceramic tiled floor.

#### **Bedroom Two**

10'6" x 10'5" (3.2m x 3.18m)

#### **Bedroom Three**

10'8" x 6'6" (3.25m x 1.98m)

#### **Family Bathroom**

White suite, tiled panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, dual flush close coupled WC, semi pedestal wash hand basin with mixer taps, recessed spotlights, half tiled walls, fully tiled built in shower cubicle with thermostatically controlled shower.

#### **Outside**

Tarmac driveway to ample car parking.  
Front garden in lawns and shrubs.  
Enclosed private garden to side and rear in lawns, shrubs, paved patio area, outside light and tap, boundary fencing.

For full EPC please contact the branch.

#### **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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.