



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

1C, Craignish Crescent,  
Dundonald,  
Belfast,  
County Down, BT16

Asking Price: £74,950

Reeds Rains

reedsrains.co.uk

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**Asking Price: £74,950**

EPC Rating: D

We are delighted to present to the open market this first floor maisonette.

Internally the accommodation comprising two generous bedrooms, lounge, kitchen with breakfast area and bathroom with white suite. Further benefits include gas central heating and double glazed windows.

This apartment is located within walking distance of Dundonald village and its wide range of day to day amenities. The Glider public transport link for city commuting, Stormont Parliament Buildings and the Ulster Hospital are all easily accessible.

This property will be ideally suitable for a first time buyer or investor alike, early viewing is recommended.

**Accommodation**

Communal stairs to upper floor, apartment front door.

**Lounge**

12'9" x 11'5" (3.89m x 3.48m)  
Wall mounted electric fire, laminate wooden floor, recessed spotlights.

**Kitchen**

12'1" x 10'2" (3.68m x 3.1m)  
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, tiled splash back, laminate wooden floor, built in oven and four ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, under stairs storage.

**First Floor**

**Bedroom One**

13'5" x 8'8" (4.1m x 2.64m)  
Recessed spotlights.

**Bedroom Two**

9'8" x 7'7" (2.95m x 2.3m)  
Built in robe.

**Bathroom**

White suite, panelled bath with mixer taps and tiled splash back, electric shower unit, ceramic tiled floor, pedestal wash hand basin, close coupled WC, half tiled walls, recessed spotlights, airing cupboard with gas boiler.

**Outside**

Outside store

**CUSTOMER DUE DILIGENCE**

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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.

For full EPC please contact the branch.

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