



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

33 Old Mill Grove,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £272,500

 **Reeds Rains**

reedsrains.co.uk

33 Old Mill Grove, Dundonald, Belfast, County Down, BT16

Asking Price: £272,500

EPC Rating: C

We are delighted to present to the open market this well presented detached villa, ideally positioned within a quiet cul de sac location.

Internally the bright accommodation comprises three bedrooms master with ensuite, lounge with gas stove, modern fitted kitchen open plan to dining and family area and bathroom with modern white suite. Further benefits include gas central heating and double glazed windows and doors. Externally the property benefits from a tarmac driveway to ample car parking for 4/5 cars and private enclosed well tended garden to rear.

This popular development offers ease of access to public transport links for city commuting. Dundonald village, The Ulster Hospital and the increasing popular Eastpoint entertainment village are also easily accessible.

We have no doubt that this property will create and early interest on today's market. Early internal viewing comes strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door with double glazed side panels to entrance hall, laminate wooden floor, under stairs storage.

Lounge

16'4" x 12'3" (4.98m x 3.73m)

Gas stove with tiled hearth, laminate wooden floor.

Modern Fitted Kitchen Open Plan To Dining And Family Room

28'7" x 10'5" (8.7m x 3.18m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, concealed lighting, integrated dishwasher, integrated wine fridge, integrated washing

machine, ceramic tiled floor, integrated fridge freezer, integrated microwave, ample dining area, double glazed sliding patio door to rear garden.

First Floor

Landing

Airing cupboard with gas boiler. Access to roof space.

Master Bedroom

15'5" x 10'4" (4.7m x 3.15m)

Excellent range of wall to wall built in robes with sliding doors, laminate wooden floor, recessed spotlights.

Ensuite Shower Room

Modern white suite, built in shower cubicle with thermostatically controlled shower with overhead rainforest drencher, dual flush close coupled WC, pedestal wash hand basin with mixer taps, chrome heated towel rail, tongue and groove ceiling, recessed spotlights, ceramic tiled floor, fully tiled walls.

Bedroom Two

10'1" x 8'6" (3.07m x 2.6m)

Laminate wooden floor.

Bedroom Three

9'2" x 7'3" (2.8m x 2.2m)

Laminate wooden floor.

Modern Bathroom With White Suite

Free standing bath with chrome mixer taps and telephone hand shower, ceramic tiled floor, fully tiled walls, tongue and groove ceiling with recessed spotlights, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC, chrome heated towel rail.

Outside

Driveway to ample car parking for 4/5 cars.

Cul de sac location.

Front garden in lawns.

Large enclosed private well tended garden to rear, lawns, shrubs, extensive paved patio area, boundary fencing and hedging, outside light and tap.

CUSTOMER DUE DILIGENCE

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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.

For full EPC please contact the branch.

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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.