



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	54 E
21-38	F		
1-20	G		

83 Drumadoon Drive,  
Dundonald,  
Belfast,  
County Down, BT16

**Asking Price: £139,950**

Reeds Rains

reedsrains.co.uk

83 Drumadoon Drive, Dundonald, Belfast, County Down, BT16

**Asking Price: £139,950**

Council Tax Band:

EPC Rating: E

Internally the bright and spacious accommodation comprises three bedrooms, two separate reception rooms one with hole in wall fireplace, fitted kitchen and bathroom with white suite.

Additional benefits include oil fired central heating and double glazed windows and doors.

Externally there are low maintenance gardens to front and enclosed to rear.

This popular location is within ease of access to the many day to day amenities in Dundonald village. The Ulster hospital and the Glider park and ride are only a short distance away.

Properties within in this location when presented to the open market will create a strong interest. Early consideration to view is recommended in order to avoid disappointment.

#### **Accommodation**

Front door to entrance hall, solid wooden floor, recessed spotlights, walk in cloaks store.

#### **Lounge**

13'1" x 12'6" (4m x 3.8m)

Hole in wall fireplace, wooden floor.

#### **Dining Room**

12'4" x 10'4" (3.76m x 3.15m)

Solid wooden floor.

#### **Fitted Kitchen**

13'5" x 7'4" (4.1m x 2.24m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, slate floor, stainless steel double built in oven and four ring ceramic hob, extractor fan, plumbed for washing machine, tongue and groove ceiling, integrated fridge and freezer.

#### **Rear Hallway**

Solid wooden floor, tongue and groove ceiling, recessed spotlights, uPVC double glazed back door.

#### **First Floor**

#### **Landing**

Access to roof space.

#### **Bedroom One**

14'6" x 8'6" (4.42m x 2.6m)

Built in robe.

#### **Bedroom Two**

13'1" x 9'9" (4m x 2.97m)

Built in robe.

#### **Bedroom Three**

12'1" x 11'2" (3.68m x 3.4m)

Solid wooden floor, built in robe.

#### **Bathroom**

White suite, panelled bath with mixer taps, Triton electric shower unit, fully tiled walls, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin with mixer taps, recessed spotlights.

#### **Outside**

Brick paved garden to front.

Enclosed garden to rear fully paved, PVC oil tank, outside light and tap, garden store with oil fired boiler.

#### **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.

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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.