



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		

804 Upper Newtownards Road,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £225,000

Reeds Rains

reedsrains.co.uk

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Asking Price: £225,000

EPC Rating: C

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

Internally the property offers bright accommodation throughout, comprising three generous bedrooms shower room with modern white suite, spacious lounge and modern fitted kitchen open plan to ample dining and family area.

Further benefits include gas central heating, ground floor cloakroom and double glazed windows and doors. Externally there a tarmac driveway to ample car parking and low maintenance enclosed private garden to rear.

This popular location offers excellent convenience to the Glider park and ride facility for commuting to Belfast along with access to many of the provinces leading schools. The Ulster hospital, Stormont Parliament buildings, David Lloyd leisure and the increasing popular East point entertainment village are all easily accessible.

We are confident that this property will create an interest on today's market, in order to appreciate the many quality attributes on offer early internal viewing is strongly recommended.

Accommodation
uPVC double glazed front and side panel.

Ground Floor Cloakroom
White suite, close coupled WC, wash hand basin.

Lounge
14'3" x 13'3" (4.34m x 4.04m)
Recessed spotlights.

Modern Fitted Kitchen Open Plan To L-Shaped Dining & Family Area
17'6" x 13'6" (5.33m x 4.11m)

Single drainer bowl and one half stainless

steel sink unit with mixer taps, excellent range of high and low units with fomica work surfaces, recessed spotlights, ceramic tiled floor, plumbed for washing machine, plumbed for dishwasher, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, concealed gas boiler, integrated fridge freezer, ample dining area, uPVC double glazed French doors to rear garden.

First Floor

Landing
Slingsby ladder to roof space.

Bedroom One
11'6" x 8'6" (3.5m x 2.6m)

Bedroom Two
9'9" x 8'6" (2.97m x 2.6m)

Bedroom Three
9'8" x 8'6" (2.95m x 2.6m)

Shower Room
With modern white suite, fully tiled double built in shower cubicle with thermostatically controlled shower, dual flush close coupled WC, pedestal wash hand basin with mixer taps, ceramic tiled floor, recessed spotlights, chrome heated towel rail.

Outside
Tarmac driveway to off street car parking. Enclosed private low maintenance garden to rear, fully paved, shrubs, boundary fencing, outside light and tap.

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.

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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.