

Tim Martin
— .co.uk



**14 Longstone Close
Dundonald
BT16 2DY**

**Offers Around
£135,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This beautifully presented three-bedroom mid-terrace property offers spacious and stylish living in a popular residential area. Immaculately maintained throughout, the home is ideal for families, first-time buyers and those looking to move straight in without lifting a finger.

The ground floor features a bright lounge with an electric stove, creating a cosy focal point. To the rear, the open-plan kitchen and dining area provides a superb space for families, and is completed with additional built-in storage.

Upstairs, the property boasts three well-proportioned bedrooms, two of which benefit from built-in wardrobes. A well-appointed family bathroom completes the first floor.

Externally, the home is equally as impressive. The enclosed, south-facing rear garden is a private suntrap—perfect for relaxing, gardening, or summer bar-be-ques. The front garden is also enclosed and features a driveway providing off-street parking.

Situated close to Dundonald village, the property is within close proximity to an excellent range of local amenities, primary and secondary schools, the Ulster Hospital and Asda and Lidl supermarkets, not to mention David Lloyd Leisure Centre and Dundonald Ice Bowl. The Glider and Park and Ride are easily accessible allowing for a convenient commute into Belfast city centre.

FEATURES

- Beautifully Presented Mid Terrace Property
- Lounge with Feature Electric Stove
- Spacious Kitchen / Dining Area with Additional Built In Storage
- Three Well Proportioned Bedrooms – Two with Built In Wardrobes
- Family Bathroom
- Double Glazing and Newly Installed Gas Fired Heating
- Enclosed South Facing Garden Laid Out in Lawns and Patio
- Front Garden Laid Out in Lawns and Driveway Providing Off Street Parking
- Close Proximity to Many Local Amenities, Local Schools, Asda and Lidl and The Ulster Hospital
- Convenient Commute into Belfast City Centre

Entrance Hall

Glazed Upvc entrance door; wood laminate flooring.

Lounge

15'9 x 12'5 (4.80m x 3.78m)

(maximum measurements)

Corniced ceiling; open fire with granite inset and matching hearth; painted wooden surround; tv and telephone point.

Kitchen / Dining

15'9 x 10'5 (4.80m x 3.18m)

Excellent range of painted effect high and low level cupboards and drawers; wood effect laminate worktops; 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; space and plumbing for washing machine; Indesit electric under oven; Hotpoint 4 ring ceramic hob with stainless steel extractor unit and light over; built-in storage cupboard; LED spotlighting.

Rear Hall

Storage cupboard with newly installed Worcester gas fired boiler; glazed Upvc door to rear garden.

Stairs To First Floor / Landing

Storage cupboard with shelving; access to roofspace (access via slingsby type ladder)

Bedroom 1

12'5 x 8'8 (3.78m x 2.64m)

Two double built-in wardrobes; space for king sized bed with two cupboards over; wood laminate flooring.

Bedroom 2

9'8 x 6'11 (2.95m x 2.11m)

Wood laminate flooring.

Bathroom

7'9 x 7'1 (2.36m x 2.16m)

(maximum measurements)

White suite comprising panel bath with chrome mixer tap and telephone shower attachment; pedestal wash hand basin; low flush wc; tiled walls; tiled display shelf.

Bedroom 3

10' 8 x 8'6 (3.05m 2.44m x 2.59m)

Walk-in wardrobe with shelving and clothes rails; wood laminate flooring.

Outside

Enclosed front gardens laid out in lawns with bitmac driveway providing ample off street parking.

Enclosed south facing rear garden laid out in lawns with flagged patio area; raised brick flowerbeds; outside light and water tap.

Capital / Rateable Value

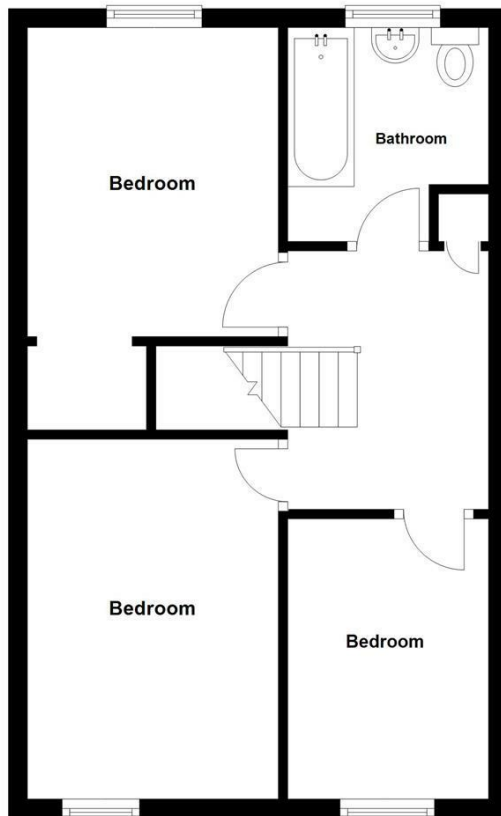
£77,500. Rates Payable = £705.10 per annum (approx)

Tenure

Freehold

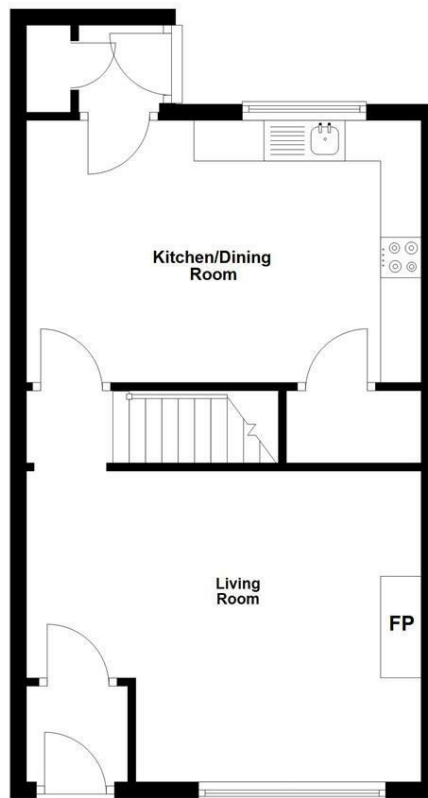
First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.4 sq. feet)

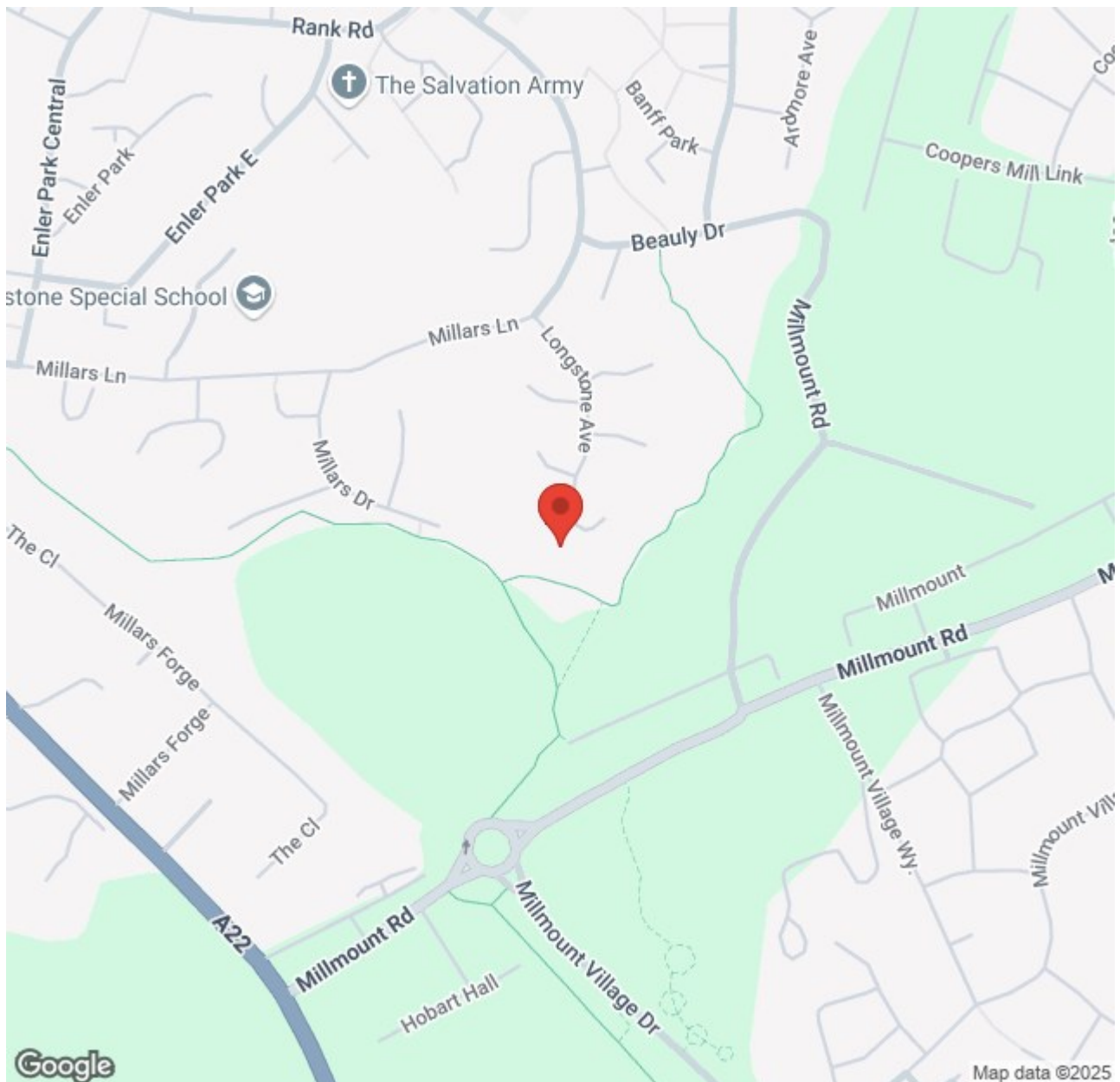
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

14 Longstone Close, Dundonald









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.