

Tim Martin
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**Apt 3, 2 Loughan Hall
Dundonald
BT16 2FP**

**Offers Around
£180,000**

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SUMMARY

A beautifully presented first floor apartment, situated in this modern residential development, perfect for the first time buyer, young couple or those wishing to downsize.

This bright and spacious apartment is fitted with gas fired central heating and double glazing and boasts an excellent energy rating to help lower running costs. A beautifully appointed open plan kitchen, living and dining area enjoys a modern fitted kitchen with an excellent range of integrated appliances. There are two generously proportioned bedrooms, along with a contemporary bathroom suite, completing this impressive apartment that perfectly combines comfort, style, and practicality.

Perfectly located within walking distance to Dundonald village and many amenities, the apartment also affords a convenient commute into Belfast city centre by an excellent road and public transport network.

FEATURES

- Beautifully Presented First Floor Apartment Located in this Modern Residential Development
- Open Plan Kitchen, Living and Dining Area
- Modern Fitted Kitchen with an Excellent Range of Integrated Appliances
- Two Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Gas Fired Central Heating, Double Glazing and an Excellent Energy Rating
- Perfect for the First Time Buyer, Young Couple or Those Wishing to Downsize
- Within Walking Distance to Dundonald Village, Ulster Hospital and Public Transport
- Convenient Commute into Belfast City Centre

Communal Entrance Hall

Stairs leading to the first floor.

Entrance Hall

Wood laminate floor; built-in storage / cloak cupboard.

Open Plan / Kitchen / Living / Dining Area

22'0 x 14'0 (6.71m x 4.27m)

(Maximum measurements)

Excellent range of modern shaker style high and low level cupboards and drawers incorporating Leisure 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Hoover electric oven with Hoover 4 ring ceramic hob; extractor hood over; Beko fridge / freezer; Candy washer / dryer; Valliant gas fired boiler; wood laminate worktops; tiled splashback; part tiled floor; part wood laminate floor; recessed spotlights; under cupboard lighting.

Bedroom 1

11'1 x 7'0 (3.38m x 2.13m)

Tv aerial connection point.

Bedroom 2

11'2 x 10'0 (3.40m x 3.05m)

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Modern white suite comprising panelled bath with mixer tap; thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan.

Outside

Communal gardens and parking.

Capital Rateable Value

£100,000. Rates Payable = £909.80 per annum. (approx)

Tenure

Leasehold.

Management Fees

£1190 per annum - to include building insurance, window cleaning and maintenance of common areas.

Gordon Estate Management - Ballyclare

Ground Rent

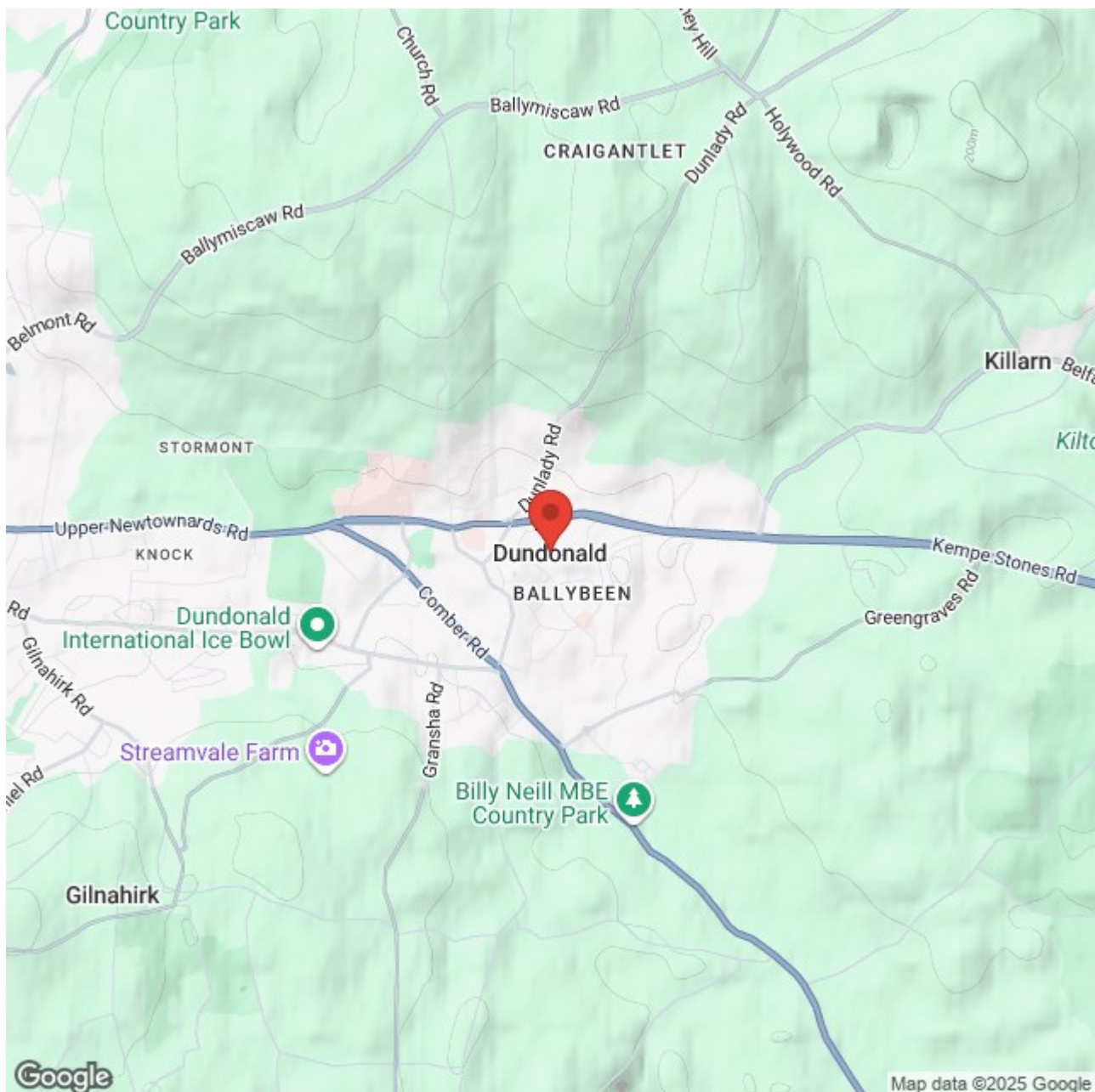
£12.50 pcm











RICS



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		

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27 Castle Street, Comber, BT23 5DY
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Saintfield
1B Main Street, Saintfield, BT24 7AA
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