

**Tim Martin**  
.co.uk



6 Church Road  
Dundonald  
BT16 2LN

Offers Around  
£145,000

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## SUMMARY

A well presented and spacious mid terrace townhouse, situated in the heart of Dundonald village, close to many local amenities and public transport.

The property is fitted with oil fired central heating and uPVC double glazing and comprises of living / dining room, which is open plan to a modern fitted kitchen, three good sized bedrooms, one with a walk in dressing room / home office and a shower room, fitted with a modern white suite. Outside, an enclosed rear yard leads to a spacious decking area, providing excellent entertaining space, whilst to the front there is the potential to provide off street parking (subject to planning).

This is a popular and convenient location in Dundonald with ease of access to the local primary school, shops, eateries, Ulster Hospital, Lidl and Asda supermarkets. Dundonald Park and Ride is only a short distance away as too is excellent public transport links into Belfast city centre.

## FEATURES

- Well Presented Mid Terrace Townhouse Situated in the Heart of Dundonald Village
- One Bedroom Downstairs plus Two Bedrooms Upstairs – Main Bedroom with a Walk In Dressing Room / Home Office
- Living / Dining Room Open Plan to the Modern Fitted Kitchen
- Shower Room Fitted with a Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Enclosed Rear Yard Leading to Spacious Decking Area
- Potential to Provide Off Street Parking to the Front (Subject to Planning)
- Within Walking Distance to many Local Amenities, Primary School, Lidl and Asda Supermarkets
- Convenient Commute into Belfast City Centre Via Excellent Road and Public Transport Links
- Perfect for the First Time Buyer, Young Couple or Investor

## **Entrance Hall**

Upvc entrance door; tiled floor.

## **Bedroom 3**

**10'11 x 9'9 (3.33m x 2.97m)**

Wood laminate floor; corniced ceiling; tv aerial connection point.

## **Living / Dining Room**

**16'2 x 11'10 (4.93m x 3.61m )**

Wood laminate floor; under stairs storage cupboard; open through to:-

## **Kitchen**

**11'8 x 7'7 (3.56m x 2.31m )**

Good range of modern high and low level cupboards and drawers incorporating single drainer sink unit with swan neck mixer tap; integrated Beko electric under oven with Beko 4 ring ceramic hob; stainless steel splashback; extractor hood over; space and plumbing for washing machine; space for fridge / freezer; formica worktops; tiled floor; tiled splashback; Upvc door to rear.

## **First Floor / Landing**

Wood laminate floor.

## **Bedroom 1**

**11'0 x 9'11 (3.35m x 3.02m )**

Wood laminate floor; open through to:-

## **Dressing Room**

**6'0 x 4'8 (1.83m x 1.42m)**

Wood laminate floor.

## **Bedroom 2**

**11'0 x 10'0 (3.35m x 3.05m)**

Wood laminate floor.

## **Shower Room**

**7'1 x 5'11 (2.16m x 1.80m)**

Modern white suite comprising separate shower cubicle with Triton electric shower unit and wall mounted telephone shower attachment; sliding shower doors; pedestal wash hand basin with mixer tap; close coupled wc; part tiled walls; vinyl floor; extractor fan; access to roofspace; hotpress with lagged copper cylinder.

## **Outside**

Decorative gravelled area to the front; enclosed rear yard with Pvc oil storage tank and boiler house with oil fired boiler; leading to spacious enclosed decking area.

## **Capital / Rateable Value**

£95,000. Rates Payable = £864.31 per annum (approx)

## **Tenure**

Leasehold







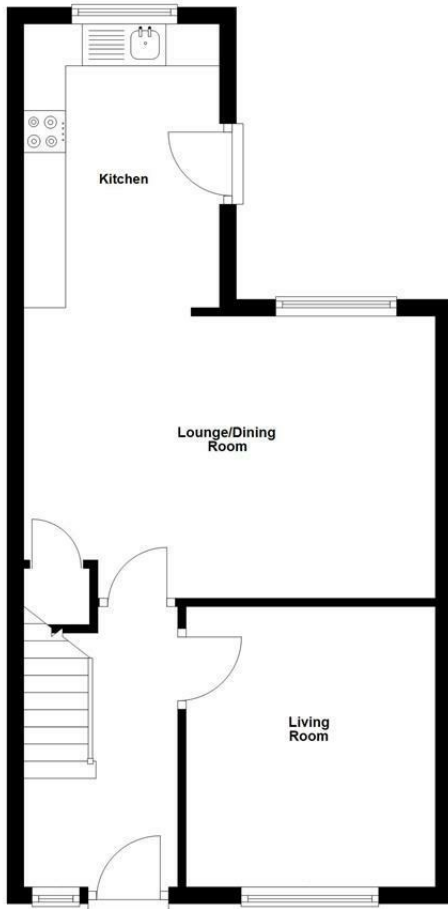






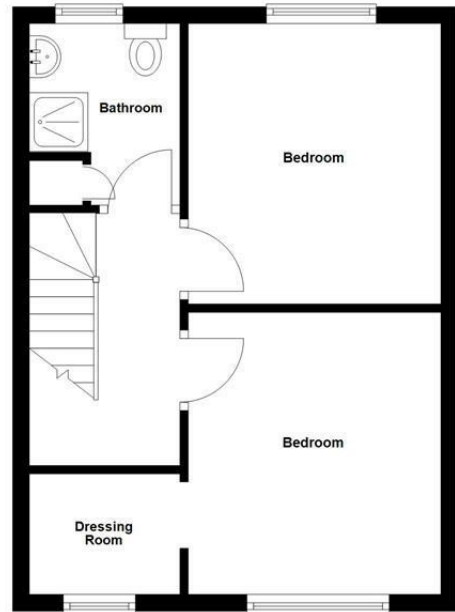
### Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



### First Floor

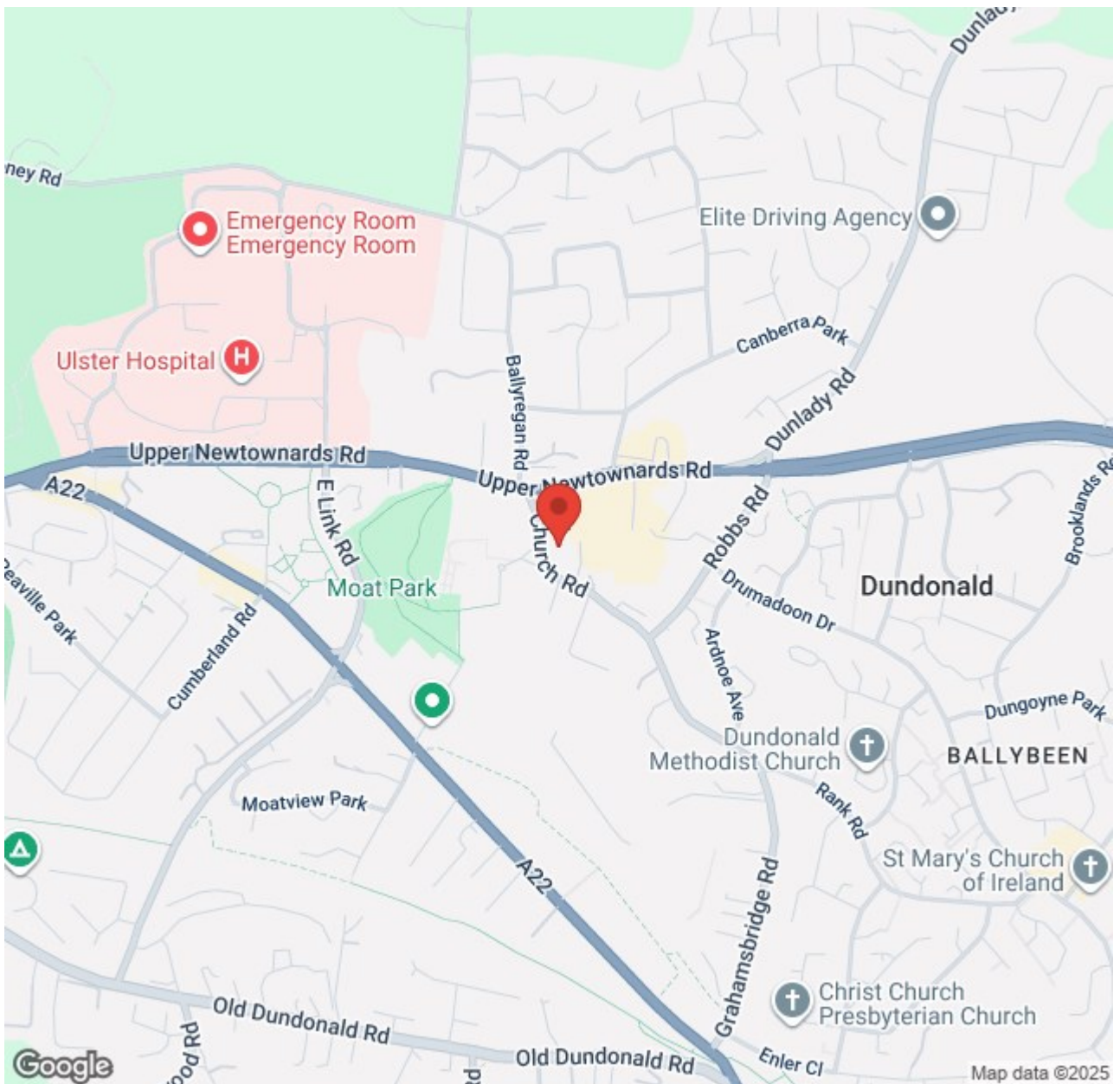
Approx. 33.6 sq. metres (361.2 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

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

**6 Church Road, 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			

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