



Situated just off the Belfast to Newtownards dual carriageway, this award winning development is renowned for quality family homes, attractively finished in traditional red brick, render and stone.

Offering convenience to the Ulster Hospital, Stormont Parliament Buildings, Eastpoint Entertainment Village and Dundonald Village with its array of local amenities. Commuting to Belfast could not be easier via the Outer Ring which is a short drive away or by the popular Dundonald Park and Ride scheme. Many leading secondary and primary schools are also found in the locality.

The increasingly popular Comber Greenway is ideal for those who like to run, walk or cycle along a picturesque, traffic free route from Comber through to Titanic Quarter. A host of recreational facilities are also near at hand including Knock Golf Club and David Lloyds Health & Fitness Club.

**Offers Over
£275,000**

37 Coopers Mill Park,
Dundonald,
BELFAST,
BT16 1SX

Viewing by
appointment with
& through agent
028 9065 0000

- Detached family home in popular residential location
- Three well-proportioned bedrooms, principal with ensuite
- Living room with bay window and feature fireplace
- Modern kitchen with appliance, open to:
- Casual living and dining area
- Utility / Separate downstairs W.C.
- Family bathroom on first floor
- GFCH / uPVC double glazing throughout
- Purpose built office space and garage storage
- Driveway parking for multiple vehicles
- Transport links to Belfast, Dundonald and Newtownards
- Excellent amenities, schools and parks all close by
- Highly energy efficient home



The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Alarm keypad.



LIVING ROOM: 17' 2" x 13' 11" (5.22m x 4.23m) (into bay). Feature fireplace with wooden surround and granite hearth. uPVC double doors to rear.



KITCHEN/LIVING/DINING: 17' 1" x 10' 8" (5.21m x 3.24m) Modern range of high and low level units. Solid granite work surfaces, underhung stainless steel sink unit with mixer tap, underbench oven, four ring gas hob, extractor fan. Integrated dishwasher, splashback, tiled flooring. Spotlights. Open plan to dining and living areas.





DOWNSTAIRS W.C.: Dual flush wc, pedestal wash hand basin, tiled flooring.

UTILITY ROOM: Cupboard space, plumbed for washing machine, work space. Shelving.

Spotlights, tiled floor, uPVC door to rear.

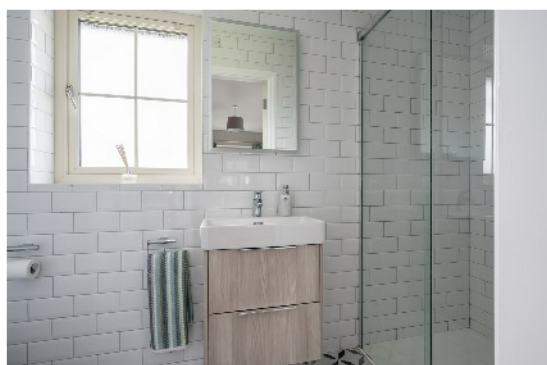
First Floor

LANDING: Access to roofspace.



PRINCIPAL BEDROOM: 13' 4" x 10' 10" (4.07m x 3.29m) Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap. Walk-in shower cubicle with thermostatic shower, fully tiled walls, tiled flooring.



BEDROOM (2): 10' 8" x 10' 1" (3.24m x 3.08m)



BEDROOM (3): 10' 8" x 6' 8" (3.24m x 2.03m)



BATHROOM: White comprising dual flush wc, floating wash hand basin with mixer tap, panelled bath with mixer taps. Shower cubicle with thermostatic shower, part tiled walls, fully tiled walls, spotlights.



Outside

GARAGE/OFFICE SPACE: Roller door to front with storage. Separate door to office space. Laminate flooring, spotlights, central heating.

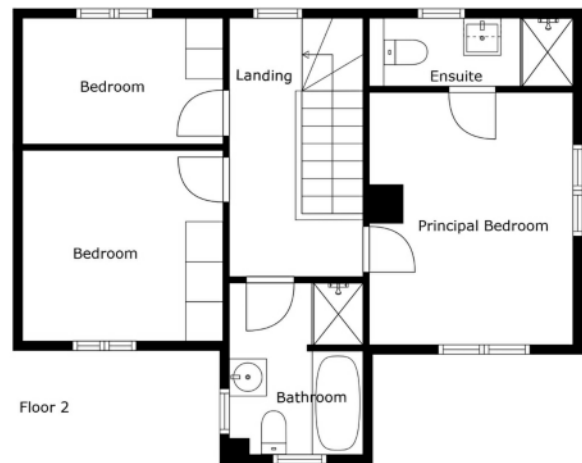
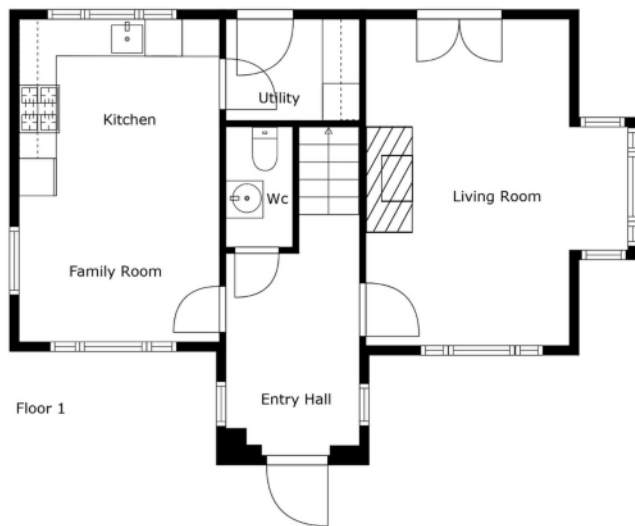
FRONT/SIDE: Driveway parking, garden laid in lawn and surrounding hedging.

REAR: Enclosed south east facing garden laid in lawn. Patio area, mature shrubbery and flowerbeds. Outside light and tap.



Location:

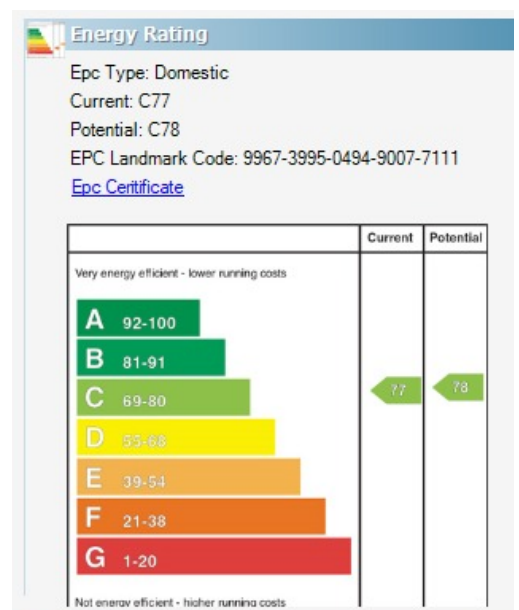
Travelling along the Upper Newtownards Road carriage towards Newtownards, turn right into Old Mill Meadows. Continue along into Old Mill Heights and follow the road round. Continue through the roundabout and into Coopers Mill Park. Number 37 is on your right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.