



Located within one of the earlier parts of the ever-popular Coopers Mill development, this attractive semi-detached property occupies a quiet position adjacent to the Comber Greenway.

Internally, the property offers notably spacious, and well-appointed accommodation. Briefly comprising hallway, cloaks WC, living room plus an impressive open plan kitchen/dining overlooking and with direct access to the rear garden. Upstairs are 3 well-proportioned bedrooms, principal with ensuite plus luxury bathroom. Further enhanced by gas central heating and uPVC double glazed windows, the property is well-presented throughout. Externally, this is complemented by a pavior brick driveway offering ample off street parking for 2 cars plus an enclosed, landscaped rear garden.

Situated just off the Belfast to Newtownards dual carriageway this award-winning development is within close proximity to the Ulster Hospital, Stormont, Eastpoint Entertainment Village and also the Glider Park & Ride offering ease of access for those wishing to commute. It is also nearby Newtownards, Ballyhackamore, Belmont & Holywood.

Offers Around
£235,000

36 Coopers Mill Court,
Dundonald,
BELFAST,
BT16 1SZ

Viewing by
appointment
through agent
028 9042 4747

- Attractive semi-detached property positioned within quiet cul-de-sac
- Located within earlier part of the award-winning Coopers Mill development, adjacent to the Comber Greenway
- Well-appointed, bright & notably spacious accommodation
- Cloaks WC
- Living Room
- Kitchen open plan to Dining
- (Modern fitted kitchen incorporating island & range of built in appliances)
- Three well-proportioned bedrooms
- Principal with ensuite shower room
- Main bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Pavior brick driveway offering parking for 2 vehicles
- Conveniently located just off the Upper Newtownards Road carriageway
- Glider bus station provides connection to Belfast City Centre
- Nearby Ulster Hospital, Stormont Estate, Eastpoint Entertainment Village



The Property Comprises:

Ground Floor

uPVC double glazed front door with top light.

HALLWAY:

DOWNSTAIRS W.C.: Low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback.

LIVING ROOM: 15' 1" x 11' 6" (4.6m x 3.5m) Modern feature fireplace with gas fire, granite inset.



KITCHEN OPEN PLAN TO DINING AREA: 19' 0" x 13' 1" (5.8m x 4m) Modern fitted kitchen with excellent range of high and low level units including matching island, stainless steel sink with drainer and mixer tap, built-in Gorenje electric oven and four ring gas hob, stainless steel splashback and extractor fan, built-in dishwasher, built-in fridge/freezer, gas fired Baxi boiler, tiled splashback, wood block effect laminate floor, concealed lighting, ceramic tiled floor, uPVC double glazed double doors to exterior.



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UTILITY CUPBOARD: 4' 7" x 2' 11" (1.4m x 0.9m)

Plumbed for washing machine, light and power.

First Floor

LANDING: Slingsby ladder to partially floored roofspace with power.

PRINCIPAL BEDROOM: 12' 6" x 11' 6" (3.8m x 3.5m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with mains shower unit, wall mounted wash hand basin with mixer tap, low flush wc, half tiled walls, extractor fan.



BEDROOM (2): 11' 6" x 10' 10" (3.5m x 3.3m)



BEDROOM (3): 8' 6" x 7' 3" (2.6m x 2.2m)



LINEN CUPBOARD:

BATHROOM: White bathroom suite comprising panelled bath with mixer tap, low flush wc, wash hand basin with mixer tap, ceramic tiled floor, fully tiled walls, extractor fan, window.

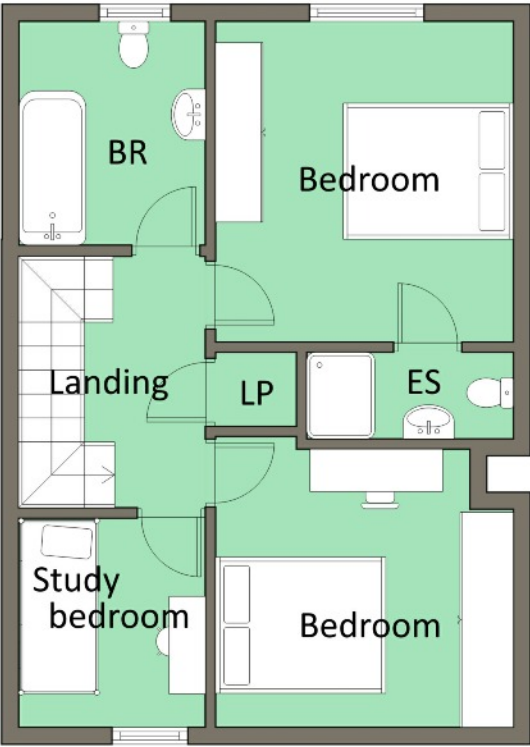
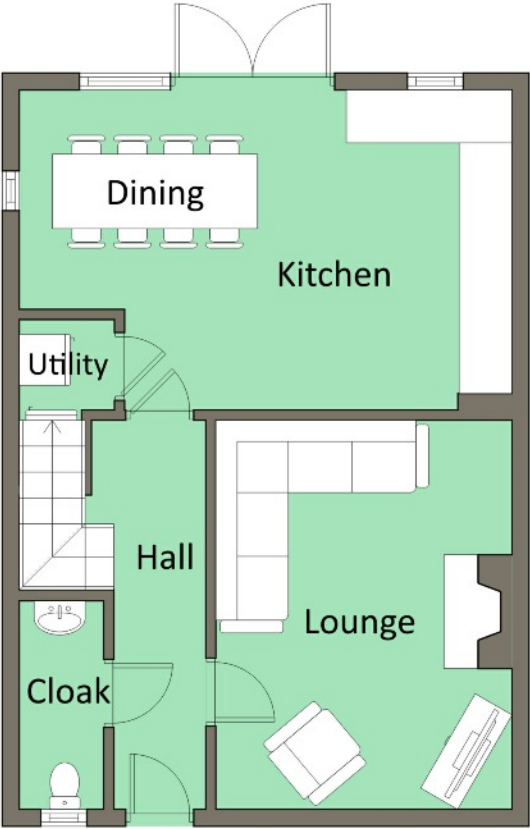


Outside

Allocated pavior brick driveway with parking for two vehicles. Front garden in lawn, bordered by well-stocked flowerbeds.

Enclosed rear garden in lawn with raised timber decked area, bordered by fencing.





Location:

Travelling out of Belfast along the Upper Newtownards Road carriageway, turn right onto Old Mill Meadows. Continue through the mini roundabout onto Coopers Mill Row then left onto Coopers Mill Park. Proceed to take the next left onto Coopers Mill Court. Veer left then left again along Coopers Mill Court. Number 36 is positioned to the left within the cul-de-sac.

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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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