



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 56 COOPERS MILL COURT,
DUNDONALD, BT16 1SZ**

OFFERS AROUND £179,950



An excellent ground floor apartment offering attractive modern accommodation, two off street car parking spaces and uninterrupted views across the rolling countryside to rear.

The accommodation includes generous lounge with attractive fireplace and gas fire, patio doors to rear communal gardens and superb views. Modern fully fitted kitchen with extension range of integrated appliances and fully tiled floor open to lounge. Two double bedrooms and jack and jill bathroom with luxury white suite to include separate shower cubicle and bath with attractive tiling. The apartment further benefits from gas central heating, double glazing and car parking.

Ideally located with a superb range of local amenities close at hand, this property is perfect for first time buyers, downsizers or as an investment opportunity. Early viewing comes highly recommended.



Key Features

- Excellent Spacious Ground Floor Apartment
- Open Plan Living/Kitchen/Dining
- Modern Kitchen With Integrated Appliances
- Two Good Size Bedrooms
- Modern Jack & Jill Bathroom Suite
- Gas Heating & Double Glazing
- Patio Doors To Gardens & Allocated Parking
- Convenient Location Close To Many Amenities



Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Laminate strip wood floor, storage cupboard, access to Jack & Jill bathroom.

Lounge

15'0" x 14'7"

Laminate strip wood floor, attractive fireplace with granite inset and hearth, gas fire, double doors to patio/garden area.

Kitchen

10'5" x 10'0"

Excellent range of high and low level units, single drainer stainless steel sink unit, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, stainless steel oven and gas four ring hob, fully tiled floor and partly tiled walls, recessed spotlighting.

Bedroom

13'8" x 10'7"

Access to Jack & Jill bathroom.

Bathroom

Panelled bath, shower cubicle, low flush w.c., wash hand basin, partly tiled walls, fully tiled floor.

Bedroom 2

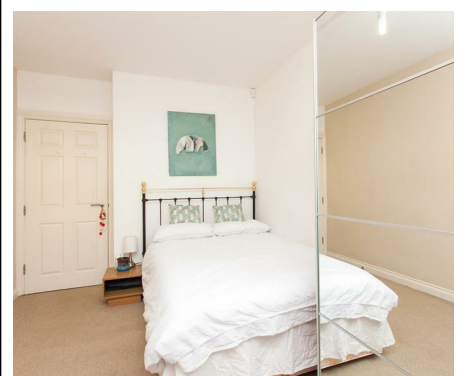
12'8" x 9'0"

Outside

Allocated parking and garden in lawn.

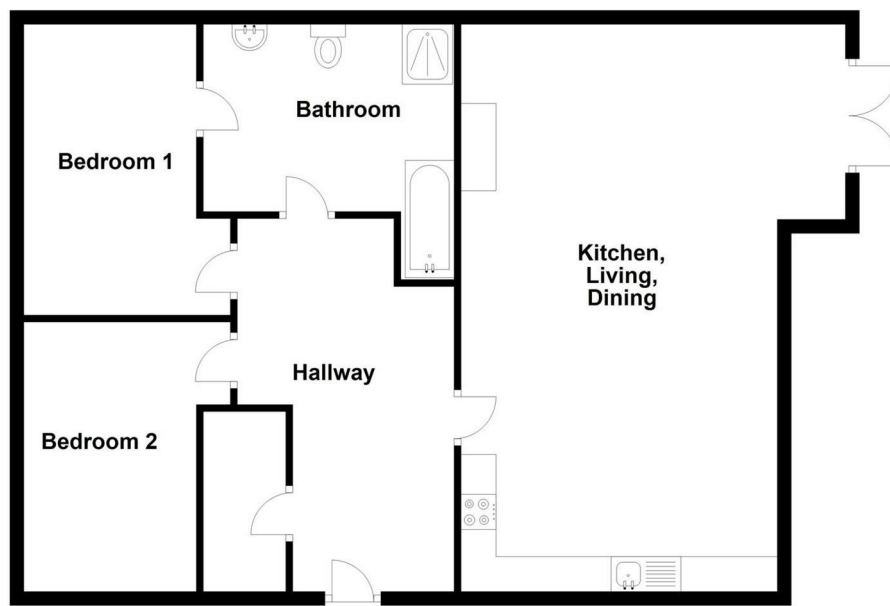
Additional Information

Approximately £60 per month to include communal areas, buildings insurance, window cleaning, garden maintenance.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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