

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**53 MILLMOUNT LANE,  
DUNDONALD, BT16 1WN**

**OFFERS AROUND £199,950**





Nestled in the ever-popular Millmount development, just off the main dual carriageway between Dundonald and Newtownards, this beautifully maintained semi-detached bungalow offers the perfect home for first-time buyers, young couples, or those looking to downsize.

Comprising entrance hall leading to a spacious lounge and dining area, open to a modern fitted kitchen complete with a range of integrated appliances and partly tiled walls and also features two generously sized bedrooms, both with attractive wood laminate flooring, and a shower room with a white suite, large shower area, and easy-clean PVC wall cladding.

This well-cared-for home has been beautifully presented and well maintained over the years and enjoys superb views across Dundonald and the Craigantlet Hills and an early viewing is strongly recommended.





## Key Features

- Attractive Semi Detached Bungalow In Cul-De-Sac
- Generous Lounge/Dining Room Open To Modern Fitted Kitchen
- Two Good Size Bedrooms, Both With Wood Laminate Flooring
- White Shower Room Suite With Walk-in Shower Area And PVC Wall Panelling
- PVC Double Glazed Windows And Gas Fired Central Heating
- Attractive Easily Managed Front & Rear Gardens
- Driveway Leading To Detached Garage
- Quiet, Cul-De-Sac Location In Popular Development



### Accommodation Comprises

#### Entrance Porch

Cupboard with gas fired boiler, plumbing for washing machine, laminated strip wood flooring.

#### Kitchen/Living/Dining

20'0 x 16'4

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, ceramic hob, plumbing for dishwasher, integrated fridge/freezer plus space for fridge/freezer, laminated strip wood flooring, gas fire.

#### Rear Hall

Built-in cupboard.

#### Shower Room/Wet Room

Comprising walk-in shower, pedestal wash hand basin, low flush WC, panelled walls.

#### Bedroom 1

14'7 x 9'7

Laminated strip wood flooring.

#### Bedroom 2

9'7 x 7'6

Laminated strip wood flooring. PVC door to rear.

### Detached Garage

19'6 x 11'0

Up and over door, light and power.

### Outside

Attractive garden to rear in lawn with patio, trees and shrubs.

### Additional Information

Management Info - Charles White NI Limited £199 per annum.

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.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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RENTAL DIVISION  
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