



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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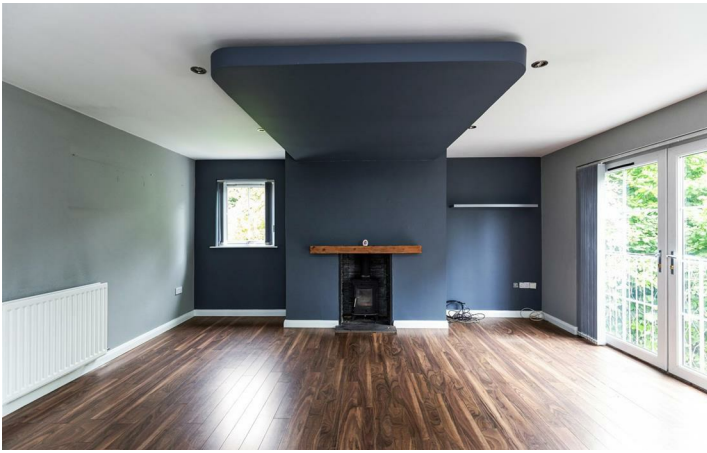
NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £130,000**



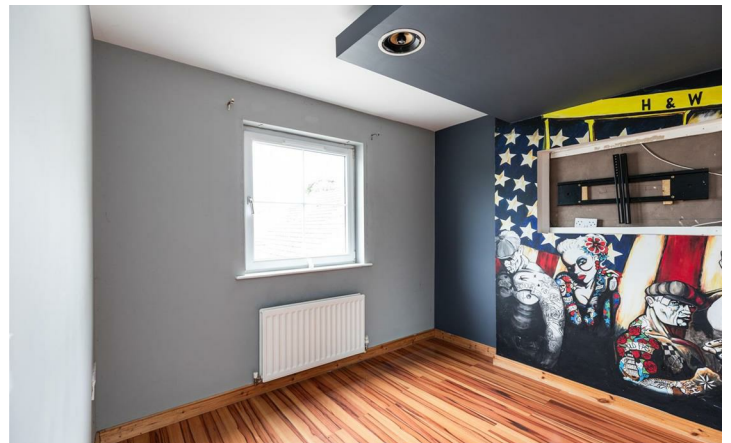
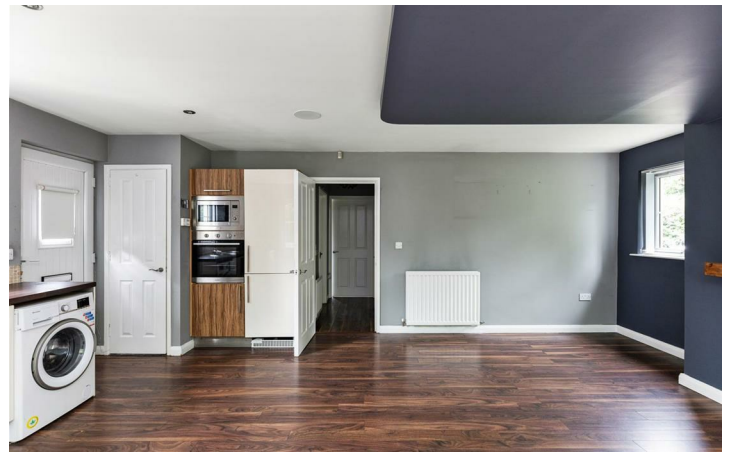


Tucked away in the sought-after area of Millmount Lane, Dundonald, this spacious first-floor apartment presents an excellent opportunity for both first-time buyers and investors. The property boasts a large open-plan kitchen and living area, with laminate flooring and patio doors to a Juliette balcony and two bedrooms, plus a white bathroom suite.

Situated in a quiet location, this apartment is conveniently close to local amenities and transport links. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment in Dundonald is not to be missed.

## Key Features

- First Floor Apartment In Quiet Location
- Good Sized Open Plan Kitchen/Living /Dining
- Two Bedrooms, With Laminate Flooring
- Gas Heating And Double Glazing
- Parking To Front And Communal Gardens
- Close to Road And Bus Routes
- No Onward Chain - Please Note Dogs Are Not Allowed
- Ideal For First Time Buyers And Investors



## Accommodation Comprises

### Kitchen/Living/Dining Room

21'0 x 17'0

Range of units including stainless steel twin tub, stainless steel oven and 4 ring hob, stainless steel microwave, plumbed for washing machine, part tiled walls, laminated strip wood flooring, PVC doors to Juliette balcony, cast iron stove.

### Rear Hall

Laminated strip wood flooring, cupboard.

### Bedroom 1

11'4 x 9'6

Built-in wardrobe. Laminated strip wood flooring.

### Bedroom 2

9'8 x 6'5

Laminated strip wood flooring.

### Bathroom

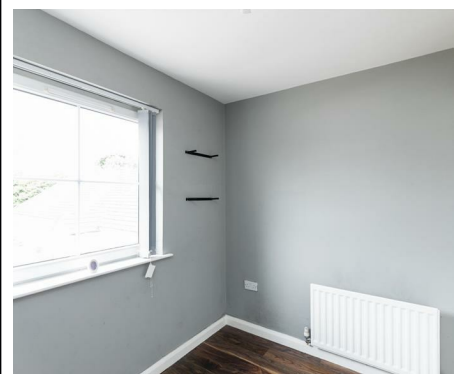
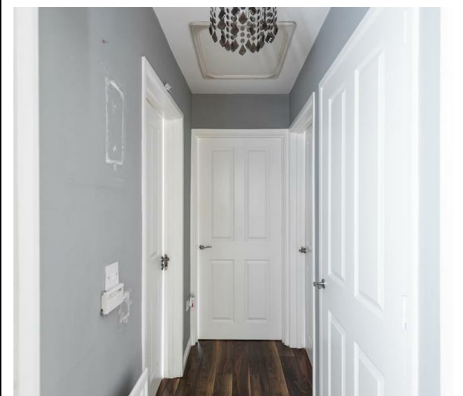
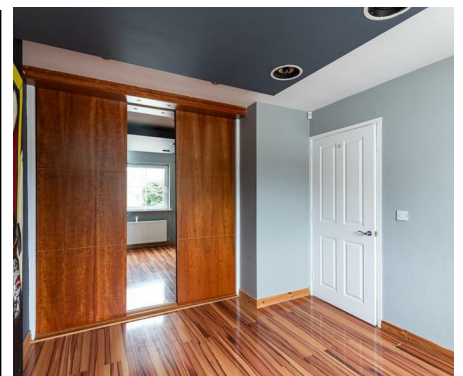
White suite comprising panelled bath with electric shower over, low flush WC, wash hand basin, part tiled walls, fully tiled floor, towel rail.

## Outside

Car parking.


## Additional Information

Please note that no dogs are allowed and a cat, bird or other animal needs written consent from management company.







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>		76	76
(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.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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