

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 COOPERS MILL HEIGHTS, DUNDONALD,
BT16 1WX**

OFFERS AROUND £225,000

An excellent semi detached property in the ever popular, award winning Coopers Mill development, offering modern, attractive accommodation to include gardens and driveway.

The accommodation includes attractive tiling from the entrance hall through to the luxury dining/kitchen and ground floor toilet suite. The kitchen also includes a range of integrated appliances, dining area and generous patio doors to rear garden. Furthermore, the ground floor includes a comfortable lounge with granite fireplace, to include a gas fire and carved wood surround.

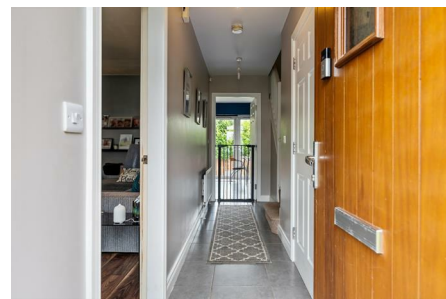
The first floor offers three well proportioned bedrooms, including principal ensuite shower room, comprising modern white suite with built in shower cubicle. Separate to this, a family bathroom comprising modern white suite, including built in shower over bath, both to include recessed spotlighting, half tiled walls and ceramic tiled flooring.

Further benefits include small garden in lawn to the front, good size driveway, and enclosed rear garden with patio, generous lawn, and garden shed. An ideal home for first time buyers or families looking for easy to maintain, modern accommodation in a successful new development close to many local amenities, Dundonald and Newtownards Town Centre.



Key Features

- Modern Semi Detached Property Within Coopers Mill Development
- Attractive Luxury Kitchen With A Range Of 'White Gloss' Units And Generous Dining Area
- Excellent White Bathroom Suite With Built In Shower Over Bath
- Spacious Enclosed Garden In Lawn To Rear And Small Garden And Driveway To Front
- Generous Sized Lounge With Granite Fireplace And Gas Fire
- Three Well Proportioned Bedrooms, Including Principal Ensuite Shower Room
- Gas Fired Central Heating And PVC Double Glazed Windows
- Convenient To A Vast Range Of Amenities And Arterial Routes To Belfast City Centre



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Downstairs WC

White suite comprising semi pedestal wash hand basin with mixer taps, tiled splash back, low flush WC, extractor fan, recessed spotlighting and ceramic tiled flooring.

Lounge

14'9 x 9'9

Granite fireplace with gas fire and carved wooden surround.

Kitchen/Dining Area

17'4 x 10'4

Luxury range of high and low level 'white gloss' units, walnut laminate work surface, inset single drainer stainless steel sink unit with mixer tap, built in oven, gas hob, stainless steel splash back, stainless steel extractor hood, integrated fridge freezer, concealed gas fired boiler, recessed spotlighting, storage cupboard under stairs, shelved, plumbed for washing machine, ceramic tiled flooring and patio doors to rear garden.

First Floor

Landing

Principal Bedroom

11'3 x 9'8

Ensuite Shower Room

Modern white suite comprising built in shower cubicle, built in shower, tiled walls, folding shower screen, semi pedestal wash hand basin with mixer tap, low flush WC, extractor fan, recessed spotlighting, half tiled walls and ceramic tiled flooring.

Bedroom 2

10'4 x 9'8

(at widest points)

Bedroom 3

8'1 x 7'1

Bathroom

Modern white suite comprising panelled bath with mixer tap, built in shower, tiled splash back, shower screen, semi pedestal wash hand basin with mixer tap, low flush WC, extractor fan, recessed spotlighting, half tiled walls and ceramic tiled flooring.

Outside

Small garden in lawn to front, tarmac driveway to front and side. Enclosed generous garden in lawn to rear with concrete area and garden shed.

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



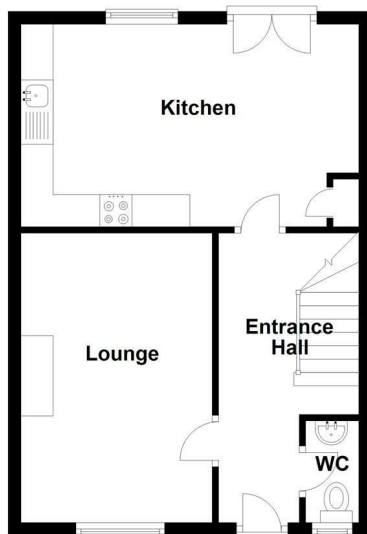




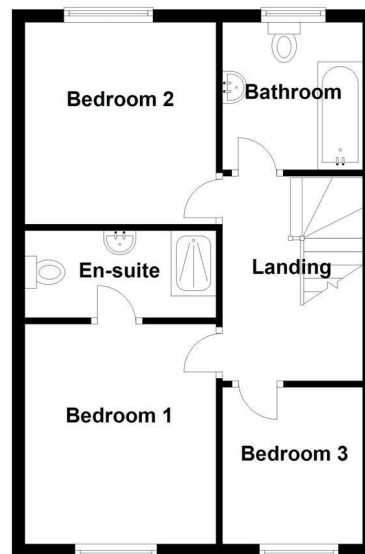




Ground Floor



First Floor



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