



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 60 COOPERS MILL COURT,
DUNDONALD, BT16 1SZ**

OFFERS AROUND £169,950



A beautifully presented first floor apartment in the popular Coopers Mill development, offering ease of access to Dundonald Village, Ballyhackamore, and Belfast City Centre via main arterial routes.

The accommodation comprises a bright and spacious lounge with granite fireplace, and a Juliet balcony that fills the room with natural light. The modern kitchen and dining area is fitted with sleek high-gloss units, integrated appliances, and stylish finishes. Two well-proportioned bedrooms and a luxury bathroom with both a panelled bath and walk-in rainfall shower. Further benefits include Phoenix Gas central heating, double glazing, car parking and communal gardens.

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

- Beautifully Presented First-Floor Apartment In The Popular Coopers Mill Development
- Bright And Spacious Lounge With Granite Fireplace And Juliet Balcony
- Modern Kitchen And Dining Area With High-Gloss Units And Integrated Appliances
- Two Well-Proportioned Bedrooms Offering Comfortable Living Space
- Luxury Bathroom Featuring Panelled Bath And Walk-In Rainfall Shower
- Phoenix Gas Central Heating And Double Glazing Throughout
- Designated Car Parking And Well-Maintained Communal Gardens
- Ideally Located With Easy Access To Local Amenities And Belfast City Centre



Accommodation Comprises

Communal Entrance Hall

Ceramic tiled flooring.

Staircase to:

First Floor

Entrance Hall

Wood laminate flooring. Built-in cupboard with shelving.

Lounge

14'6 x 14'2

Granite fireplace with gas fire, built-in cabinets, double doors to juliet balcony, recessed spotlighting.

Kitchen/Dining

10'5 x 10'0

Modern range of high and low level white gloss units, formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel splashback, stainless steel extractor hood, integrated fridge freezer, integrated washing machine, cupboard with gas fired boiler, integrated dishwasher, part brick cladding feature walls, wood laminate flooring, recessed spotlighting.

Bedroom 1

11'6 x 10'7

Wood laminate flooring.

Bedroom 2

12'6 x 9'1

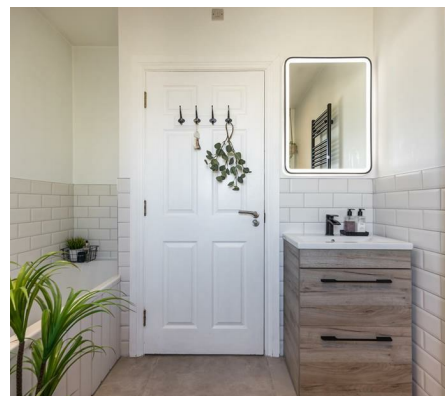
Wood laminate flooring.

Bathroom

Luxury white suite comprising panelled bath with mixer tap and telephone shower, walk-in shower cubicle with built-in rainfall shower and handheld shower, vanity unit with mixer tap, illuminated mirror, low flush WC, feature wall mounted radiator, part tiled walls and tiled flooring, recessed spotlighting, extractor fan.

Outside

Communal gardens with lawn and shrubs. Designated car parking space and visitor parking.





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	81	83
	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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark