

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



94 OLD MILL PARK, BELFAST, BT16 1WF

OFFERS AROUND £295,000

This well-presented detached family home in the popular Old Mill Park development of Dundonald, offers bright and spacious accommodation ideal for modern living.

The property benefits from PVC double glazing and gas fired central heating. The ground floor comprises a welcoming entrance hall with storage under stairs, a generous lounge with feature media wall and built-in electric fire, and a separate dining room with a full range of built-in storage. The dining area is open plan to the kitchen, which offers a good range of high and low level units, integrated appliances and access via sliding doors to a sunroom, providing additional living space overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes and an ensuite shower room. A modern family bathroom with freestanding roll top bath and vanity unit completes the first floor.

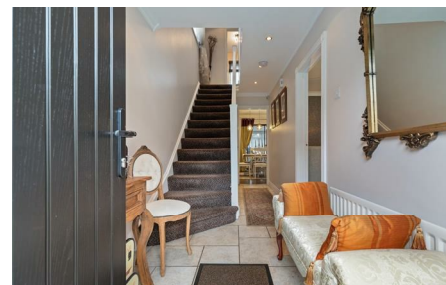
Externally, the property benefits from a front garden with lawn and driveway, while the enclosed rear garden is landscaped with lawn, artificial grass and raised flower beds. A timber decking area runs alongside a stream and includes covered seating areas, creating a private outdoor space. There is also a garden shed and a separate log cabin, both with electricity, offering useful additional space.

Situated in a convenient and well-established location, close to Dundonald village, local amenities, schools and transport links, this home will appeal to a wide range of buyers. Early viewing is recommended.



Key Features

- Well Presented Detached Family Home In Popular Old Mill Park Development
- Generous Lounge With Feature Media Wall And Built In Electric Fire
- Sunroom Providing Additional Living Space Overlooking Rear Garden
- Landscaped Rear Garden With Decking Area And Covered Seating
- Bright And Spacious Accommodation Ideal For Modern Living Throughout
- Open Plan Dining Area Leading To Well Equipped Modern Kitchen
- Three Bedrooms Including Principal With Ensuite Shower Room
- Convenient Location Close To Dundonald Village Amenities Schools And Transport Links



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring, cupboard under stairs.

Lounge

16'6 x 15'7

Entertainment wall with feature resin effect finish and Obuilt in electric fire place, wood laminate flooring, recessed spotlighting.

Dining Room

12'9 x 10'3

Includes full length range of built in cupboards with walnut effect finish, wood laminate flooring open to:

Kitchen

10'3 x 9'5

Range of high and low level units, granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel unit with mixer tap, built in oven with gas hob, Perspex splashback and extractor hood, housing for fridge freezer, plumbed for washing machine, integrated dishwasher, part tiled walls, sliding doors to:

Sunroom

13'4 x 11'9

Recessed spotlighting.

First Floor

Landing

Built in double linen cupboard with gas fired boiler.

Bedroom 1

15'3 x 10'1

Including range of built-in wardrobes.

Ensuite Shower Room

White suite comprising: large built in shower cubicle with electric shower, tiled walls and sliding shower door, pedestal wash hand basin, built in mirrored cabinet, low flush W/C, part tiled walls, extractor fan, recessed spotlights.

Bedroom 2

12'1 x 10'1

(At widest point)

Plus built-in cupboard.

Bedroom 3

9' x 7'3

Including range of built-in wardrobes with sliding, mirrored doors.

Bathroom

Modern white suite comprising: freestanding feature roll top bath with mixer tap and telephone hand shower, vanity unit with freestanding sink and mixer tap, built in mirror, low flush W/C, feature chrome wall mounted radiator, fully tiled walls, ceramic tiled flooring, extractor fan.

Outside

Front garden with lawn and tarmac driveway, enclosed rear garden with lawn and artificial grass areas, raised flower beds, paving leading to timber decking area which runs parallel to a stream with two covered seating areas, garden shed wired for electric.

Log Cabin

9'5 x 7'5

Wired for electrics, includes double doors.

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



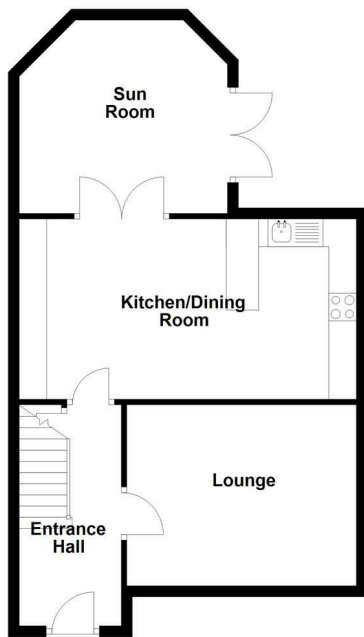








Ground Floor



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		74	79
		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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