

simon**BRIEN**  
RESIDENTIAL

28 Old Mill Meadows,  
Dundonald, BT16 1WQ



Asking Price £250,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Well Presented Semi Detached Property In A Cul-De-Sac Location
- Four Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- Modern Kitchen With Integrated Appliances / Dining Room
- Sun Room
- Integral Garage
- Utility Room
- Enclosed Rear Garden
- Off Street Parking
- Gas Fired Central Heating
- Convenient To Ulster Hospital, Dundonald Omni Park, Belfast City Centre & Newtownards
- Close To Local Primary & Post Primary Schools, Shops & Parks

#### SUMMARY

This well presented semi detached property is found in a cul-de-sac setting within Old Mill Meadows, Dundonald. Located within easy reach of local primary and post primary schools, shops, public transport links as well as the Ulster Hospital and Dundonald Omni Park, as well as Belfast City Centre and Newtownards.

The layout comprises an entrance hall, living room with French doors leading to the modern fitted kitchen / dining area and sun room. Off the kitchen, is the integral garage and utility room. On the first floor, there are four well proportioned bedrooms (main bedroom with ensuite shower room) and bathroom in white suite.

Outside, there is ample off street parking to the front along with a garden in lawn. To the rear, there is a paved patio area leading to further raised gardens in lawn and another raised patio area.



#### ACCOMMODATION

##### GROUND FLOOR

uPVC double glazed French door and side panels.

##### ENTRANCE HALL:

Laminate wood floor, under stairs storage cupboard.

##### LIVING ROOM:

**15' 0" x 14' 0" (4.57m x 4.27m)**

Attractive fireplace with inset gas fire, tiled inset and hearth, French doors to Kitchen/Dining.





**KITCHEN/DINING:**

**21' 0" x 10' 9" (6.4m x 3.28m)**

Excellent range of modern high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, partly tiled walls, 4 ring electric hob, stainless steel extractor fan over, stainless steel eye level oven, integrated dishwasher, plumbed for American style fridge freezer, wine rack, laminate wood floor, spotlighting, open to Sun Room.



**SUN ROOM:**

**11' 0" x 10' 4" (3.35m x 3.15m)**

Laminate wood floor.



**INTEGRAL GARAGE:**

**17' 7" x 11' 4" (5.36m x 3.45m)**

Roller shutter door, power and light.

**UTILITY ROOM:**

**11' 10" x 7' 7" (3.61m x 2.31m)**

Plumbed for washing machine, high and low level units.



**FIRST FLOOR**

**BEDROOM (1):**

**13' 1" x 10' 0" (3.99m x 3.05m)**

Laminate wood floor.



**ENSUITE SHOWER ROOM:**

Low flush WC, pedestal wash hand basin with mixer taps, walk in shower cubicle with Team shower head, fully tiled walls, towel rail.



**BEDROOM (2):**

**24' 4" x 11' 4" (7.42m x 3.45m)**

Access to roofspace.







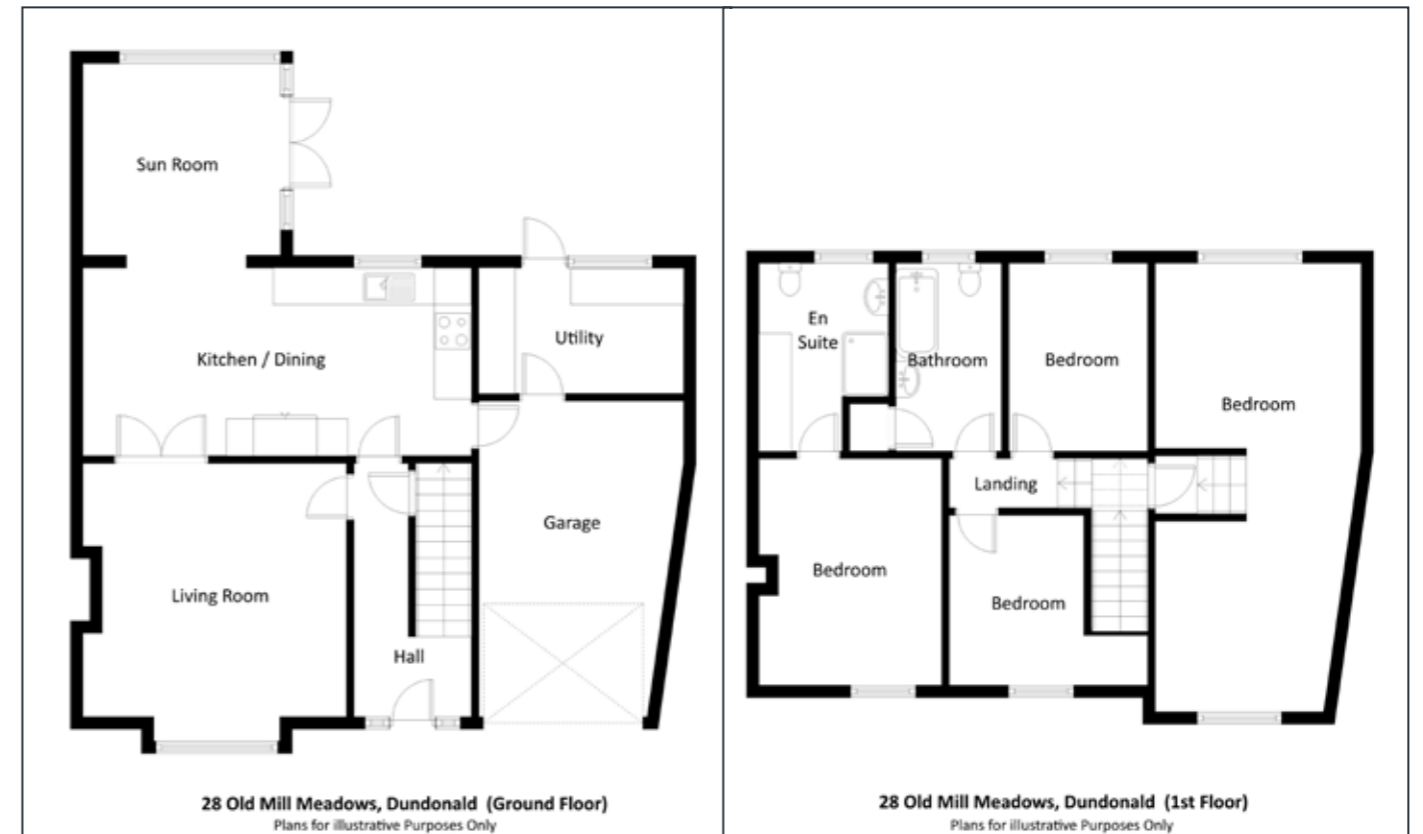
**BEDROOM (3):**  
 9' 11" x 9' 3" (3.02m x 2.82m)  
 Laminate wood floor.



**BEDROOM (4):**  
 10' 10" x 7' 6" (3.3m x 2.29m)  
 Laminate wood floor.

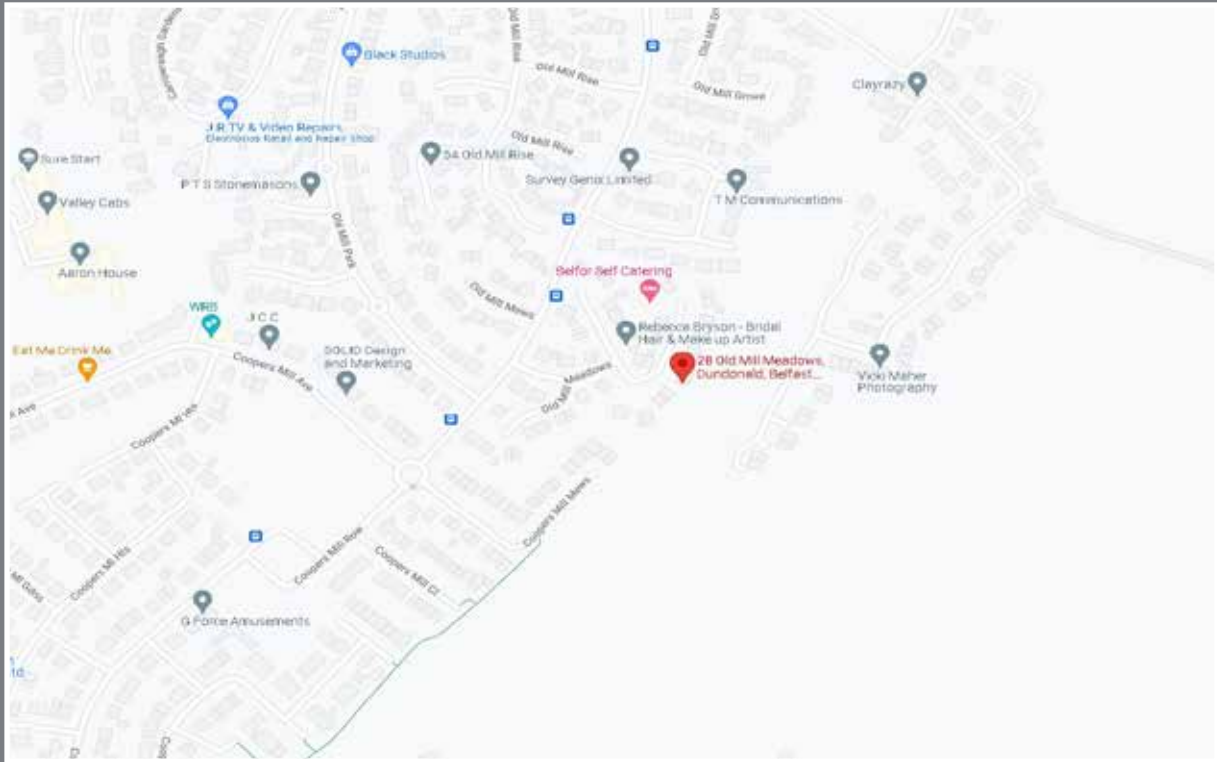


**BATHROOM:**  
 White suite comprising a panelled bath, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	68   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2894-3018-5203-2472-5204

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.