

simon**BRIEN**  
RESIDENTIAL

38 Coopers Mill Court,  
Dundonald, BT16 1SZ



Asking Price £199,950

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



#### KEY FEATURES

- Beautifully Presented Semi-Detached Villa
- Generous Rear Gardens
- Lounge With Feature Gas Fire
- Kitchen With Ample Dining Space & A Range Of Units & Integrated Appliances
- Cloakroom With WC
- Three Double Bedrooms (Main Bedroom With Ensuite Shower Room)
- Bathroom With Luxury White Suite
- Driveway For Two Cars
- Gas Fired Central Heating / Double Glazing

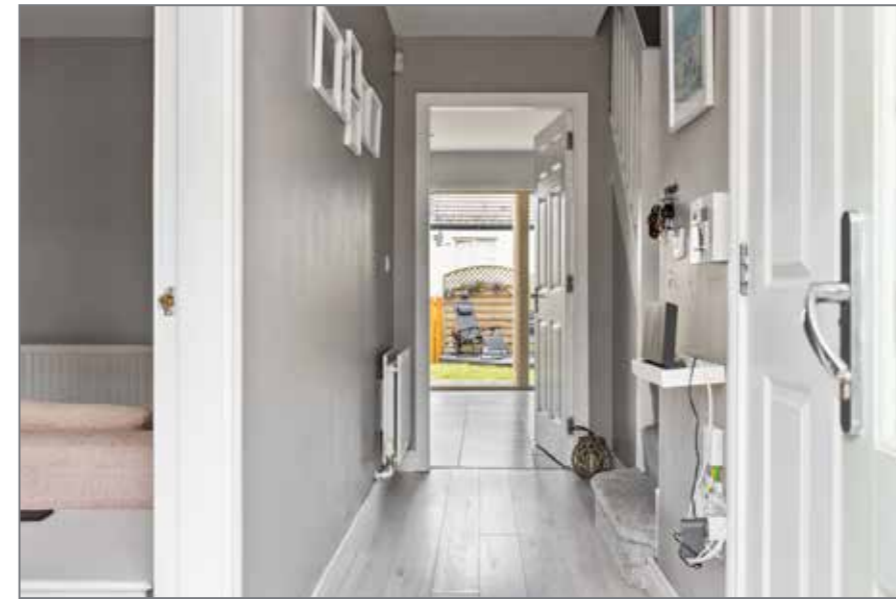
#### SUMMARY

This modern semi-detached property is found in the award winning 'Coopers Mill' development in Dundonald. Coopers Mill Court is a delightful setting within the development and offers a peaceful oasis with a village green feel.

This particular property is well appointed with a layout comprising of an entrance hall with downstairs cloakroom and WC, large living room with gas fire, and a modern fitted kitchen with integrated appliances and French doors to rear garden. On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room), and a contemporary white bathroom suite. The property boasts gas fired central heating, and uPVC double glazed windows throughout.

Outside, there is off street parking to the front, with an enclosed rear garden in lawn leading to a decked patio area.

Located close to Dundonald Omniplex, public transport links, arterial routes as well as the Comber Greenway, Coopers Mill is also convenient to Belfast City Centre and Newtownards.



#### ACCOMMODATION

##### ENTRANCE

Hardwood front door.

##### ENTRANCE HALL:

Laminate wood floor.



#### GROUND FLOOR

##### CLOAKROOM:

Contemporary white suite comprising push button WC. Wash hand basin with mixer taps. Ceramic tiled floor. Spot lighting.



##### LIVING ROOM:

**15' 0" x 11' 4" (4.57m x 3.45m)**

Attractive fireplace. Laminate wood floor.



**KITCHEN/DINING:**  
**18' 9" x 12' 3" (5.72m x 3.73m)**  
Modern range of high and low level units. Partly tiled walls. Single drainer stainless steel sink unit with mixer taps. Wall mounted gas fire boiler. 4 ring stainless steel gas hob and stainless steel under oven with extractor fan over. Integrated fridge freezer and dishwasher.





**UTILITY ROOM:**

Ceramic tiled floor. Plumbed for washing machine.

**FIRST FLOOR**

**LANDING:**

Access to linen cupboard and roof space.

**BATHROOM:**

Contemporary white suite comprising panelled bath with mixer taps and shower attachment over. Push button WC. Wash hand basin. Ceramic tiled floor. Spot lighting.

**BEDROOM (1):**

**12' 4" x 11' 5" (3.76m x 3.48m)**

**ENSUITE:**

Contemporary white suite comprising, fully tiled shower cubicle with thermostatic shower. Wash hand basin with mixer taps. Push button WC. Partly tiled walls. Ceramic tiled floor. Spot lighting.

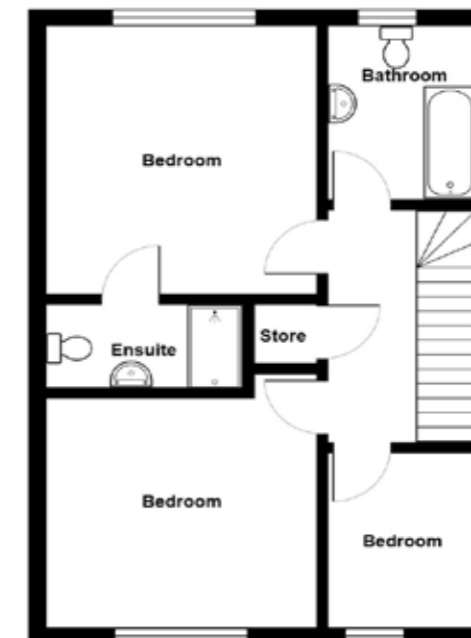
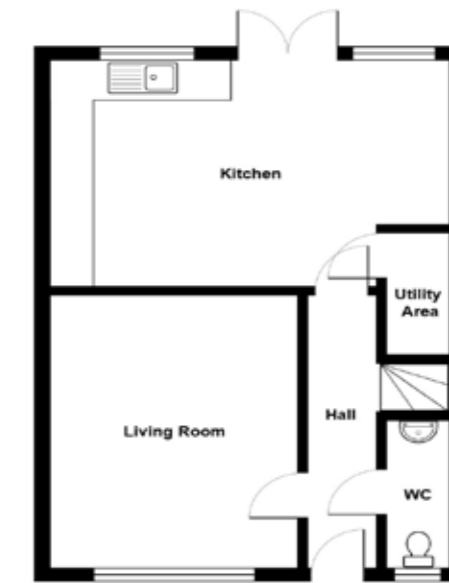


**BEDROOM (2):**  
11' 6" x 11' 5" (3.51m x 3.48m)

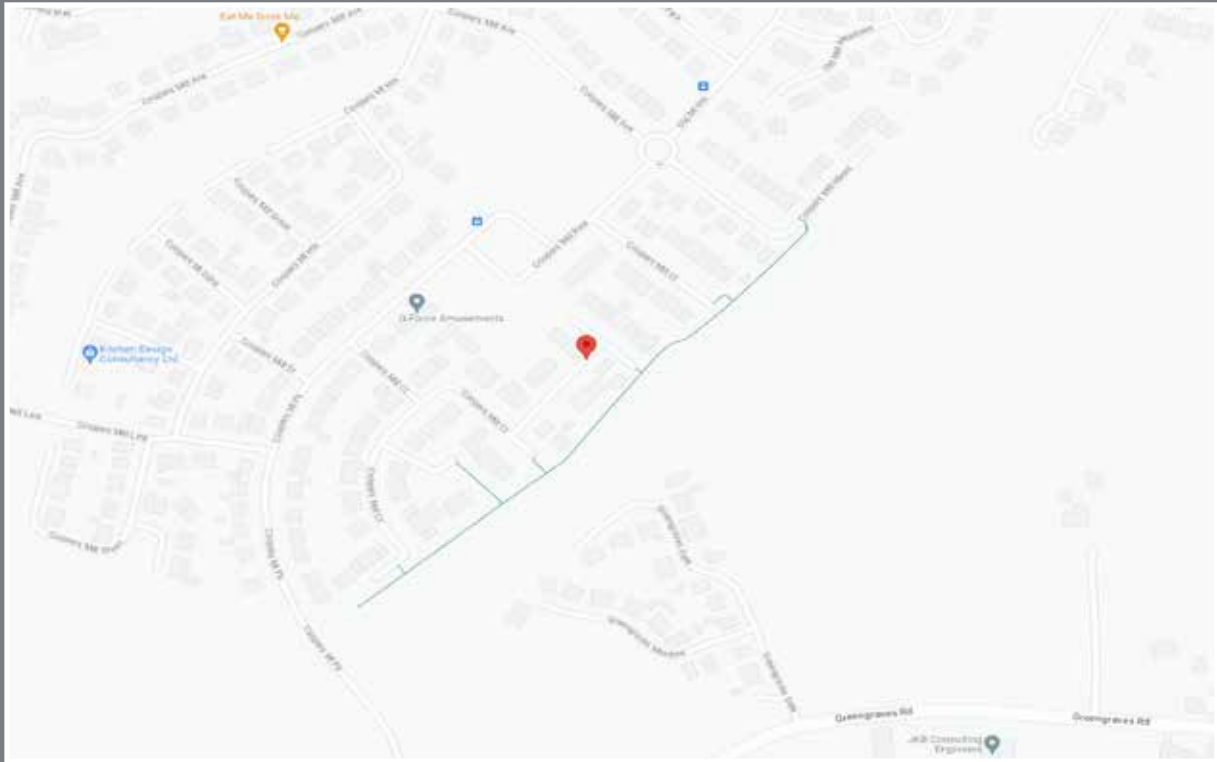




**BEDROOM (3):**  
8' 0" x 7' 2" (2.44m x 2.18m)



# 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/F/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2984-0073-9286-7857-7214

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