

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

28 Enler Park West Dundonald



This recently improved mid terrace property is situated within the ever popular Ballybeen area of Dundonald. Within walking distance of the Ulster Hospital, the coffee shops of Dundonald village and excellent transport links to be in Belfast city centre in 30 minutes. The beautiful Moat Park, Dungoyne Park and the Comber Greenway are all close by.

- **3 Bedrooms**
- **2 Reception rooms**
- **Modern kitchen**
- **First floor family bathroom**
- **Enclosed rear garden**
- **Oil fired central heating**
- **UPVC double glazing**

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ACCOMMODATION

Entrance hall

White UPVC front door with decorative glass pane and glass side panels.

Stairs to first floor with storage cupboard under.

Single panel radiator.



Lounge

12'8 x 13'2 / 3.9 x 4m max.

Single panel radiator.

Kitchen

7'6 x 11'3 / 2.3 x 3.4m max.

Excellent range of newly fitted high and low level grey shaker style units with new Lamona ceramic hob and electric oven with stainless steel extractor hood over.

Single drainer stainless steel sink unit with mixer tap.

Plumbed for washing machine.

Space for fridge freezer.

Larder cupboard.

Tiled floor and part tiled walls.

Double panel radiator.

Door to rear garden.



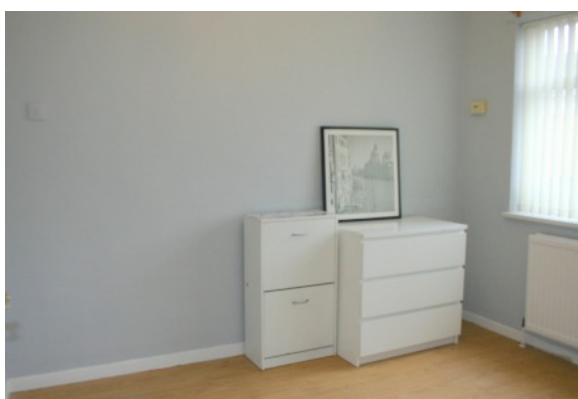
Dining room

10'2 x 8'11 / 3.1 x 2.7m

Wood effect laminate flooring.

Double panel radiator.

Telephone point.





First floor landing

Access to loft.

Hotpress with copper tank and shelving.

Bathroom

7'10 x 8' / 2.4 x 2.4 m max.

White suite comprising bath, WC, vanity wash hand basin with mixer tap and cupboards below and shower enclosure with glass door and Mira Vie electric shower.

Part tiled walls.

Extractor fan.

Stainless steel heated towel rail.



Bedroom 2

10'11' x 10'3 / 3.3 x 3.1m

Integral wardrobe.

Single panel radiator.



Bedroom 1

11'5 x 10'2 / 3.5 x 3.1m

Wood effect laminate flooring.

Views over the front garden and communal green.

Integral wardrobe.



Bedroom 3

8'6 x 8'3 / 2.6 x 2.5m max.

Wood effect laminate flooring.

Single panel radiator.

Exterior

Front garden laid out in decorative pebbles.

South facing rear garden laid out in decorative pebbles.

Brick built shed.

PVC oil tank.

Boiler house.

Outside tap.

Exterior lights at front and rear doors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Price: Offers in the region of £110,000.

Rateable Capital: £75,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £627.00.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From The Ulster Hospital on Upper Newtownards Road take Eastlink or Comber Road. At the staggered crossroads turn left onto Grahamsbridge Road then right into Millars Lane. Take the next left into Enler Park Central then left into Enler Park West.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).