

simon**BRIEN**
RESIDENTIAL

29 Enler Park East,
Dundonald, BT16 2DW



Asking Price £140,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive Mid-Townhouse
- Three Well-Proportioned Bedrooms
- Living Room
- Modern Fitted Kitchen / Dining Area
- White Bathroom Suite With Separate Shower
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden With Patio Area
- Convenient To Dundonald Village, Shops & Schools Close To Public Transport Links, Ulster Hospital & Stormont Buildings

SUMMARY

This attractive mid-townhouse is found within a popular residential area of Dundonald. The property layout comprises an entrance hall, living room and fitted kitchen / dining area on the ground floor.

On the first floor, there are three well-proportioned bedrooms (all with built-in storage) and a bathroom in white suite with separate shower.

Outside, there is a front garden in lawn, and to the rear a paved patio area and outside storage. The property enjoys oil fired central heating and uPVC double glazed window frames.

Within walking distance of local shops, public transport links and schools, the Ulster Hospital and Stormont Buildings are also within easy reach. Dundonald Omni Park, the Comber Greenway and arterial routes to Belfast and Newtownards are also nearby.



GROUND FLOOR

ENTRANCE HALL:

Composite front door and double glazed inset and side panels to entrance hall with ceramic tiled floor and under-stairs storage cupboard



LIVING ROOM:

13' 1" x 12' 7"

Attractive fireplace





KITCHEN/DINING:
18' 10" x 10' 2"

Range of modern high and low level units, single drainer stainless steel sink unit with mixer taps, part tiled walls, 4 ring electric hob and under bench oven, extractor fan, integrated fridge freezer, ceramic tiled floor



FIRST FLOOR

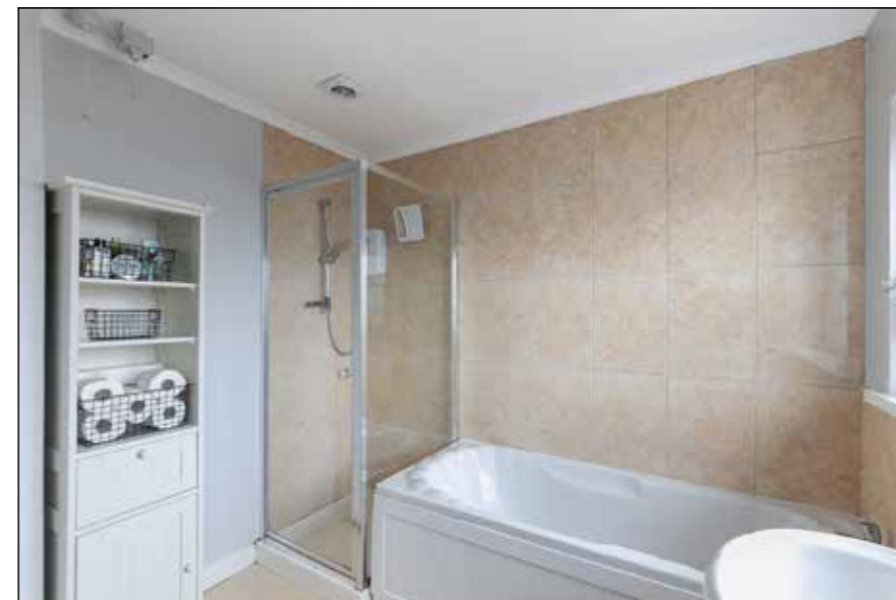
LANDING:

Access to roofspace, access to hotpress



BATHROOM:

White suite, panelled bath, fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush WC, part tiled walls





BEDROOM (1):
11' 3" x 11' 0"

Built in robe



BEDROOM (2):
10' 10" x 10' 2"

Built in robe



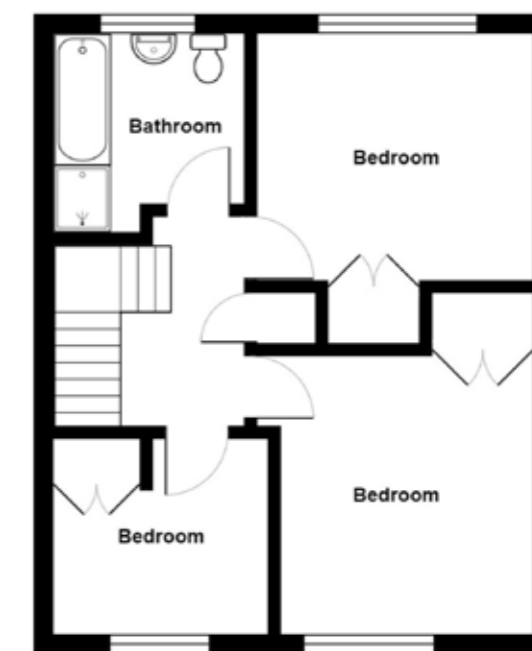
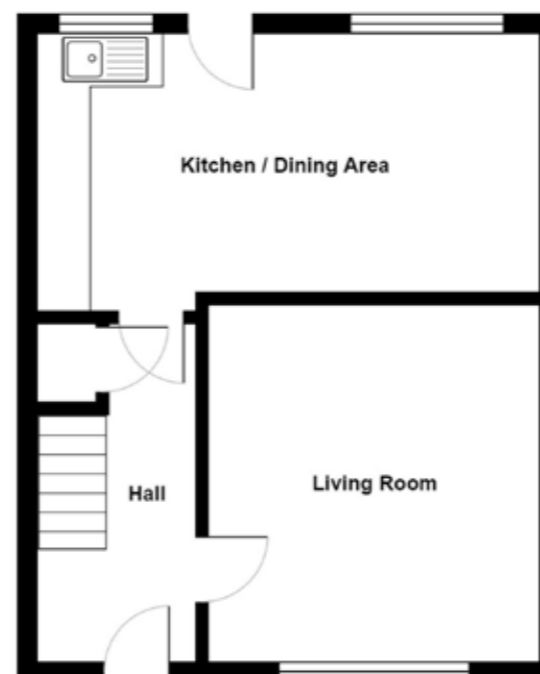
BEDROOM (3):
8' 6" x 8' 3"

Built in robe

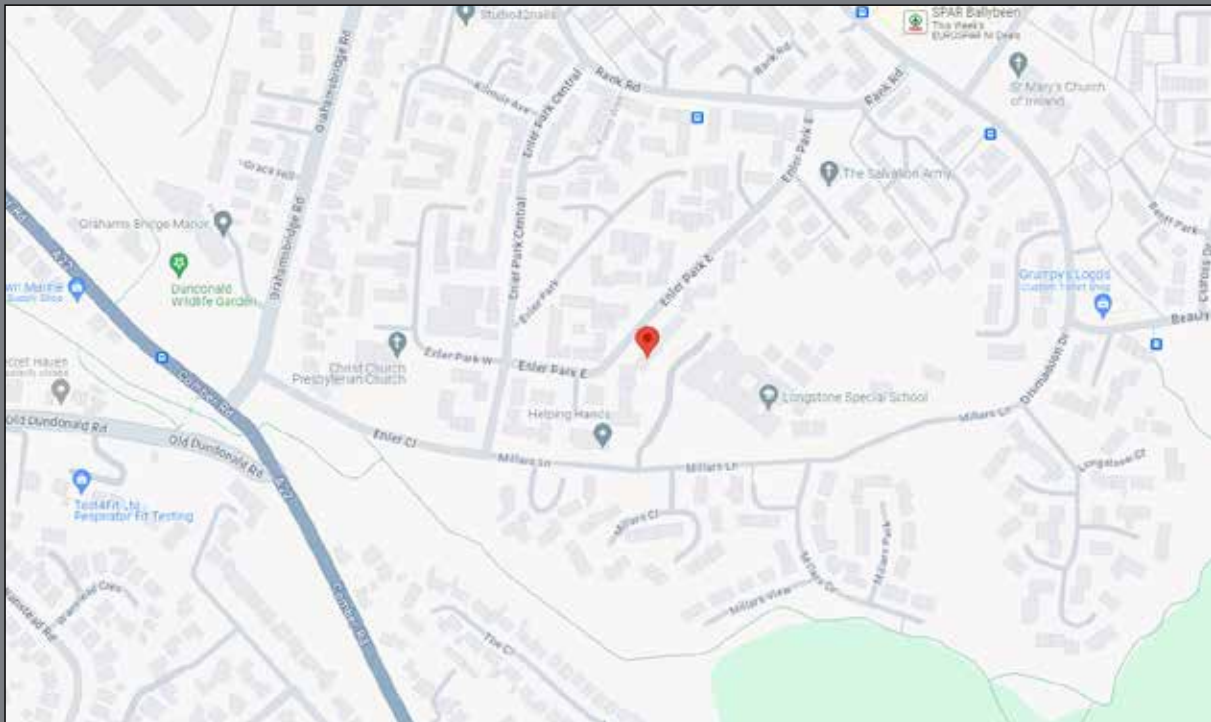


OUTSIDE

Rear with enclosed flagged patio, outside tap and light, brick store with oil fired boiler, Pvc oil storage tank



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



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/24/MB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

EPC REF: 8504-8574-5102-0106-8902

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