

simon**BRIEN**  
RESIDENTIAL

14 Coopers Mill Mews,  
Dundonald, BT16 1WS



Asking Price £209,950

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



#### KEY FEATURES

- Modern Semi-Detached Property Within The Coopers Mill Development
- Three Good Sized Bedrooms (Main with ensuite shower room)
- Living Room With Feature Gas Fire
- Kitchen / Dining Area Fitted With An Excellent Range Of Built-In Units With Integrated Appliances
- Utility Room
- Landscaped Rear Garden
- Contemporary White Bathroom Suite
- uPVC Double Glazed Window Frames
- Gas Heating
- Downstairs Cloakroom With WC
- Off Street Parking
- Convenient To Dundonald Village, Shops, Public Transport, The Ulster Hospital & Belfast City Centre Close To Schools, Restaurants & Recreational Amenities

#### SUMMARY

This modern semi-detached property is found within the award winning Coopers Mill development in Dundonald. Coopers Mill is convenient to a range of schools, shops, public transport links as well as the Ulster Hospital, and Belfast City Centre.

The property layout comprises an entrance hall with downstairs WC, and understairs storage, a living room with feature gas inset fire, kitchen / dining area with modern fitted kitchen and integrated appliances leading to the enclosed patio and rear garden.

On the first floor, there are three good sized bedrooms with ensuite shower room, and a main bathroom in white suite.

Early viewing is highly recommended to fully appreciate this fine property which enjoys an enviable setting.



#### ACCOMMODATION

##### GROUND FLOOR

Entrance door.



##### ENTRANCE HALL:

Ceramic tiled floor.



##### CLOAKROOM:

Low flush WC, wash hand basin with mixer taps, ceramic tiled floor.



**LIVING ROOM:**

**14' 0" x 12' 10" (4.27m x 3.91m)**

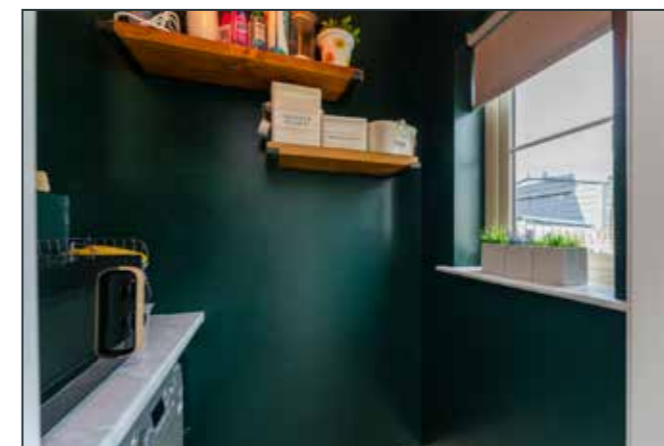
Gas fire with polished granite hearth, oak floor.



**KITCHEN:**

**16' 2" x 9' 7" (4.93m x 2.92m)**

Full range of high and low level units with oak work surfaces, 4 ring stainless steel gas hob and under oven, fridge freezer, dishwasher, partly tiled walls, ceramic tiled floor, French double doors to rear.



**UTILITY ROOM:**

**5' 5" x 3' 0" (1.65m x 0.91m)**

Plumbed for washing machine.



**FIRST FLOOR**

**LANDING:**

Access via folding ladder to floored roofspace.

**BEDROOM (1):**

**11' 0" x 9' 6" (3.35m x 2.9m)**

Wood laminate floor.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, semi pedestal wash hand basin with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor.



**BATHROOM:**

White suite comprising: Panelled bath with mixer taps and telephone hand shower, low flush WC, pedestal wash hand basin with mixer taps, partly tiled walls, ceramic tiled floor.



**OUTSIDE**

Paved patio and garden to rear.



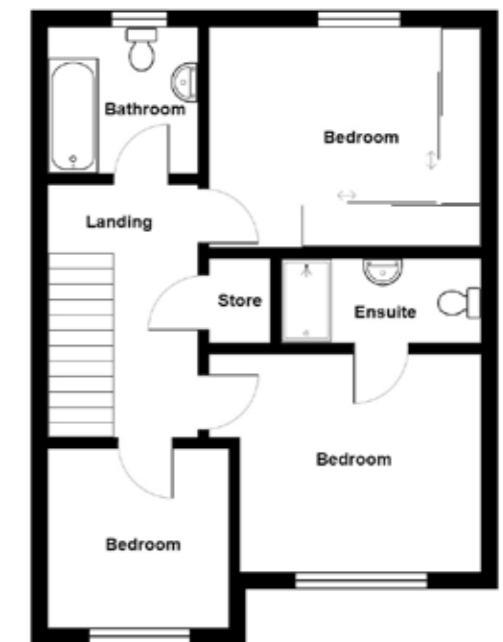
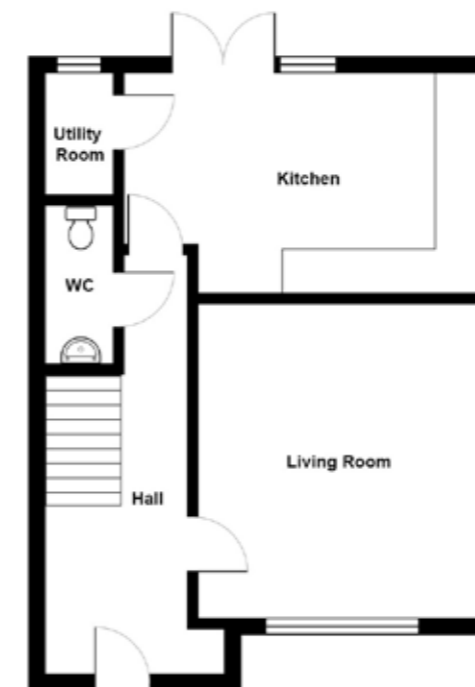
**BEDROOM (2):**

**12' 2" x 10' 0" (3.71m x 3.05m)**

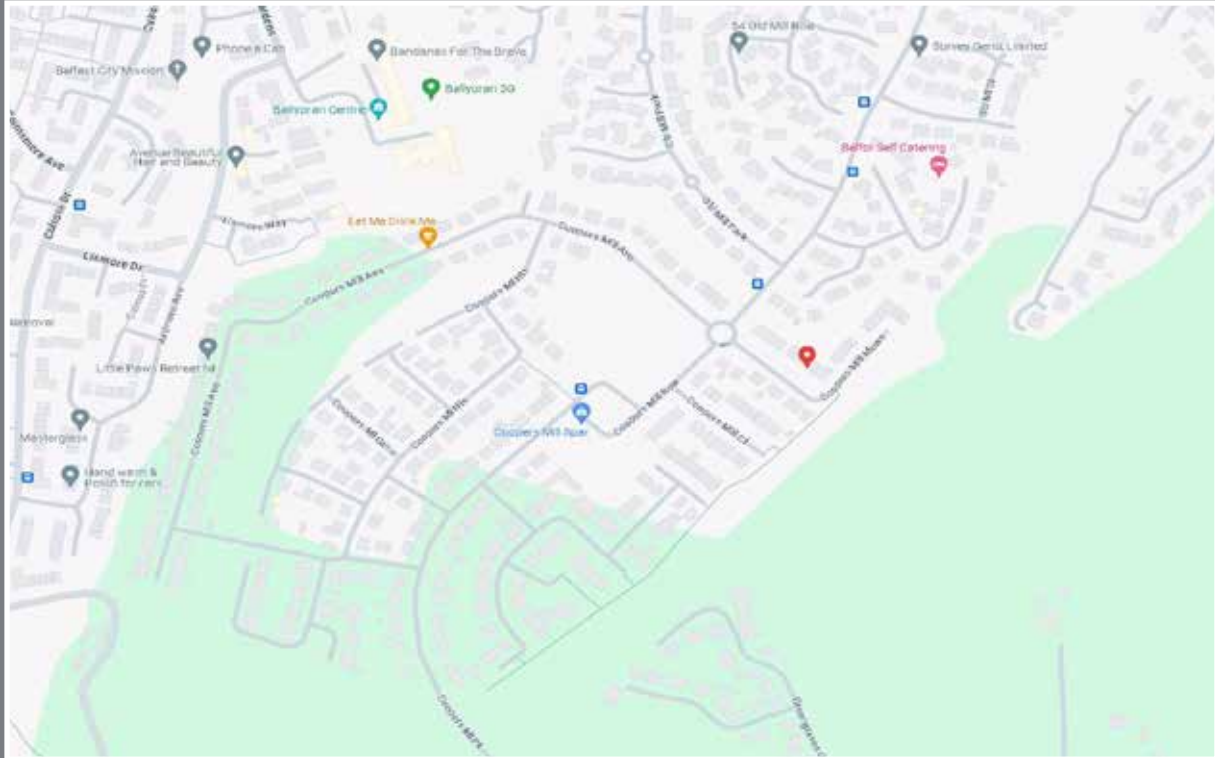
Into built in robes.

**BEDROOM (3):**

**8' 3" x 8' 2" (2.51m x 2.49m)**



# 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: SHJD/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	60 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2050-8536-3140-9703-2895

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E 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.