



**NICHOLAS**  
RESIDENTIAL



## 4 Old Mill Mews Dundonald BT16 1WD Offers over £225,000

This is a beautiful chain free semi detached property located within the popular Old Mill Development on the outskirts of Dundonald. This location offers ease of access to the main arterial routes for commuting to Belfast whilst the amenities, local Primary & Grammar Schools of Dundonald, Comber & Newtownards are close at hand.

Downstairs comprises a welcoming entrance hall with under stair storage, one spacious living area & a modern fitted kitchen open plan to dining area with patio doors leading to the rear garden. Upstairs are three bedrooms - the master bedroom featuring a walk in wet room & a separate three piece shower room. Further benefits include gas fired central heating and uPVC double glazing.

Externally the rear & side gardens are laid in lawns with paved patio areas, ideal for outdoor entertaining. To the front, gardens are laid in lawns with a driveway providing off street car parking.

Call 02890 388383 to arrange your personal viewing today!

- Chain free semi detached property located in quiet cul-de-sac
- Welcoming entrance hall with under stair storage
- One spacious living room to the front of the house
- Modern fitted kitchen open plan to dining area
- Three bedrooms - master bedroom with walk in wet room
- Separate three piece shower room
- Gas fired central heating
- Driveway providing ample off street parking
- Generous gardens to the rear & side
- Rates - £1,218 per year

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.




## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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