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8 Ardmore Avenue, Dundonald, BT16 1TA

- Mid Terrace Property
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'5" x 11'11"

Picture window to front elevation. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 11'9" x 10'3"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed space for washing machine. Splashback tiling to walls.







REAR HALL

Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 11'11" x 8'8"

Built in wardrobe/store.

BEDROOM 2 10'9" x 10'4"

Built in wardrobe/store.

BEDROOM 3 9'0" x 8'4" (wps)

Built in wardrobe/store.

BATHROOM

Contemporary white three piece suite comprising panelled bath, vanity unit and WC. Electric shower. Glass shower screen over bath. Chrome towel radiator, Part tiling to walls.

EXTERNAL

Front garden finished in lawn and tree bark.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished, mainly in lawn.
External lighting.
PVC oil storage tank.
Oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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







Well presented, three bedroom, mid terrace property, conveniently situated within the Ballybean area of Dundonald, Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and bathroom with white three piece suite.

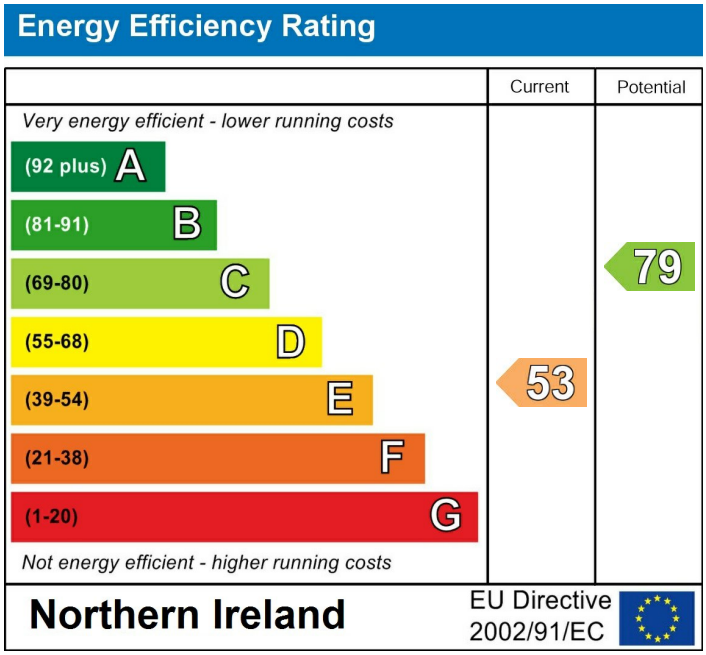
Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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