



30 COOPERS MILL COURT

Dundonald, BT16 1SZ

Offers around **£247,500**



DETACHED | 3  | 2  | 2 

This is an attractive detached home with front stone façade and provides ample accommodation with a spacious lounge with square bay window and open plan kitchen/dining/living space with French doors leading to the south facing garden.

KEY FEATURES

- Detached Family Home on Generous Corner Site
- Three Bedrooms
- Principal Bedroom with En Suite Shower Room
- Lounge Room with Square Bay Window and Gas Coal Fire
- Modern Kitchen/Dining/Living Space with Range of Integrated Appliances and French Doors Leading to South Facing Garden
- Separate Utility Room
- Ground Floor Cloakroom and WC
- Contemporary White Suite to Family Bathroom
- Enclosed Spacious Side Garden with Southerly Aspect
- Driveway Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Ground Floor WC
- Lounge
17'5" x 15'10"
- Kitchen/Dining/Living
Space
17'5" x 10'11"
- Utility Room
7'6" x 5'4"

First Floor

- Landing
- Bedroom One
13'2" x 10'11"
- Ensuite Shower Room
- Bedroom Two
10'11" x 10'6"
- Bedroom Three
10'11" x 6'11"
- Bathroom
- Roofspace

Outside

- Tarmac driveway with off-road parking
- Gardens to side, south facing, enclosed and laid in lawns with patio areas and additional tarmac area which could provide additional driveway parking
- Garden shed, outdoor power sockets, outdoor lighting



To View Floor Plans
scan QR code below



DIRECTIONS

Coopers Mill is located just off the A20 Belfast to Newtownards dual carriageway. Travelling from East Belfast turn right into Coopers Mill. Continue straight ahead across the roundabout following the development around to the right hand side. Follow the road until you come to Coopers Mill Court on your left hand side. Turn left at the T-junction and follow the road around to the right hand side. Turn next left and Number 30 is located on the left hand side.



THE LOCAL AREA

Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	78	78
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK [f](#) [@](#) [X](#) [in](#) [v](#)

