



10 BALLYREGAN AVENUE

Dundonald, BT16 1JW

Offers around **£195,000**



SEMI DETACHED | 4  | 2  | 2 

Ballyregan Avenue is an ever sought after and convenient cul de sac within Dundonald. This location has a proven track record for strong demand and number 10 boasts generous accommodation with the roof-space being converted to second floor bedroom and shower room increasing the appeal to the young professional and family market.

KEY FEATURES

- Red Brick Semi Detached Property
- Situated Within Much Sought After Area On A Quiet Cul De Sac
- Lounge
- Open Plan Kitchen/Dining Room With Fully Fitted Modern Kitchen Open To...
- Family Room With Access To Rear Garden
- Four Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Additional Shower Room
- Driveway Parking & Detached Garage
- Oil Fired Central Heating
- Driveway Parking
- Easily Maintained Rear Garden
- Within Walking Distance Of Dundonald Village And Its Excellent Range Of Local Amenities



ROOM DETAILS

Ground Floor

- Lounge
15'4" x 12'6"
- Kitchen/Dining
15'11" x 8'6"
- Family room
10'0" x 9'6"

First Floor

- Bedroom One
15'3" x 9'1"
- Bedroom Two
9'1" x 8'6"
- Bedroom Three
6'9" x 6'7"
- Bathroom

Second Floor

- Bedroom Four
12'0" x 11'7"
- En Suite Shower Room

Outside

- Ample driveway parking,
- Front garden laid in lawn
- Rear garden laid in paving and stone
- Detached garage with oil fired boiler



DIRECTIONS

Travelling along the Upper Newtownards Road country-bound when arriving in Dundonald village turn left at the traffic lights onto Ballyregan Road then second right into Cherryhill Drive. Take the third left hand turn into Cherryhill Road then third left into Ballyregan Avenue. Number 10 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	57	67
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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