

## Outside

FRONT GARDEN: Lawn with flowerbeds. Tarmac driveway to:

DETACHED MATCHING GARAGE: 18' 1" x 8' 7" (5.52m x 2.62m) Light and power, roller shutter door. Worcester Bosch oil fired boiler.

REAR GARDEN: Enclosed rear garden laid in lawn, tiered and landscaped with flowerbeds, plants and shrubs. Sunny aspect.

Outside tap, outside light. PVC oil tank.

TEMPLETON  
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Epc Type: Domestic  
Current: E39  
Potential: D55  
EPC Landmark Code: 9205-1097-2029-3490-7833  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-68	55
E	39-54	39
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

### Belfast Branches

Lisburn Road - 028 9066 3030  
Ballyhackamore - 028 9065 0000

### Other Branches

Bangor - 028 9145 1166  
Holywood - 028 9042 4747  
Lisburn - 028 9266 1700

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With You Every Step of the Way

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Set in a popular residential location, this attractive semi-detached house has been well cared for by its present owners and offers a blank canvas for one to refurbish and create their ideal family home. Close to a range of local amenities including the Ulster Hospital, Civil Service and Stormont, the property is also near transport links for Belfast, Holywood and Newtownards.

The property is bright and spacious and comprises two separate reception rooms and kitchen on the ground floor. On the first floor there are three bedrooms and family bathroom.

Offers Around  
£129,950

40 Mount Regan  
Avenue,  
Dundonald,  
Belfast,  
BT16 1JA

Viewing by  
appointment with  
& through agent  
028 9065 0000

Externally, there is plentiful off-street parking, front lawn and detached brick garage. A well-tended, enclosed rear garden enjoys a sunny aspect. The property has oil fired central heating and is double glazed.

## Property Features

Extended, Semi-Detached Villa in Popular Residential Area

Front Porch Leading to Bright Entrance Hall

Sitting Room with Feature Fireplace

Living Room Open-Plan to Dining Room

Spacious Kitchen with Ample Storage and Workspace

Three First Floor Bedrooms

Family Bathroom with White Suite

Oil Fired Central Heating / Double Glazed

Detached Matching Brick Garage

Front Garden and Plentiful Off-Street Parking

Enclosed Rear Garden with Sunny Aspect

Chain Free / Priced to Allow for Modernisation

## Location:

From the Upper Newtownards Road heading countrybound, turn left up the Ballyregan Road and take the second left onto Mount Regan Avenue. Number 40 is on the left hand side.

## Ground Floor

Glazed hardwood front door to:

ENTRANCE PORCH: 8' 0" x 4' 9" (2.44m x 1.45m) Ceramic tiled floor, tongue and groove ceiling, feature wall lights. Hardwood and glazed inner door with glass side panels to:

ENTRANCE HALL: Cornice ceiling, under stairs storage cupboard.

LIVING/DINING ROOM: 18' 11" x 10' 5" (5.76m x 3.17m) Feature wall lights. Part panelled walls, part tongue and groove ceiling.

LOUNGE: 11' 11" x 11' 10" (3.64m x 3.6m) Cornice ceiling, carved wood feature fireplace with granite hearth and inset.

KITCHEN: 15' 1" x 7' 11" (4.6m x 2.41m) (At widest points). Range of high and low level laminate units and work surfaces. Single bowl stainless steel sink unit with drainer and chrome mixer tap. Space for oven with Neff extractor hood over. Plumbed for washing machine, ceramic tiled floor, fully tiled walls, tongue and groove ceiling. Plumbed for dishwasher, space for fridge/freezer. Glazed hardwood door to rear.

## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 11" x 10' 3" (3.62m x 3.13m) Range of built-in robes.

BEDROOM (2): 11' 11" x 8' 5" (3.64m x 2.56m) Range of built-in robes with mirror fronted sliding doors.

BEDROOM (3): 8' 8" x 8' 0" (2.64m x 2.45m) Built-in cupboard.

BATHROOM: 8' 0" x 6' 4" (2.45m x 1.92m) White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower screen and Mira Zest electric power shower. Fully tiled walls, tongue and groove ceiling. Hotpress with copper cylinder and Willis type immersion heater.

