

simonBRIEN
RESIDENTIAL

24 Millmount Village Avenue,
Dundonald, Belfast, BT16 1YU



Asking Price £220,000

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KEY FEATURES

- Recently Constructed Mid-Townhouse
- Three Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- Modern Fitted Kitchen With Integrated Appliances / Dining Area
- Downstairs Cloakroom With WC
- Main Bathroom In Contemporary White Suite
- Gas Central Heating
- Excellent Built-In Storage
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden
- Off Street Parking To Front
- Convenient To Comber Greenway, Billy Neill Centre
- Close To Ulster Hospital, Knock Golf Club & Dundonald Omni Park

SUMMARY

This recently constructed townhouse is found within the ever popular Millmount Village Development, off the Comber Road, Dundonald.

The property layout comprises an entrance hall, living room, modern fitted kitchen with integrated appliances and dining area, and a downstairs cloakroom with WC. On the first floor, there are three good sized bedrooms (main bedroom with ensuite shower room; bedroom three has a walk-in storage cupboard), there is further built-in storage on the landing, and a bathroom in contemporary white suite. Outside, there is parking to the front and an enclosed rear garden in lawn with patio.

Located close to the Ulster Hospital, Dundonald Omni Park, the Comber Greenway and Billy Neill Country Park, Belfast City Centre is easily accessible.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Composite double glazed front door leading to:

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

Contemporary white suite. Push button WC. Pedestal wash hand basin with mixer tap. Ceramic tiled floor.

LIVING ROOM:

13' 0" x 12' 7" (3.96m x 3.84m)

KITCHEN:

16' 0" x 13' 0" (4.88m x 3.96m)

Excellent range of modern high and low level units. Single bowl stainless steel sink unit with mixer tap. 4 ring stainless steel gas hob with oven underneath, glass splashback and stainless steel extractor fan above. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler. Understairs storage cupboard. Ceramic tiled floor. Double glazed doors to rear.





FIRST FLOOR

LANDING:

Access to partially floored roof space via ladder.

BEDROOM (1):

13' 0" x 12' 7" (3.96m x 3.84m)

Built-in storage cupboard.

ENSUITE SHOWER ROOM:

Contemporary white suite. Fully tiled shower cubicle with thermostatic shower. Push button WC. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Ceramic tiled floor. Spotlighting.



BEDROOM (2):

12' 2" x 11' 5" (3.71m x 3.48m)

BEDROOM (3):

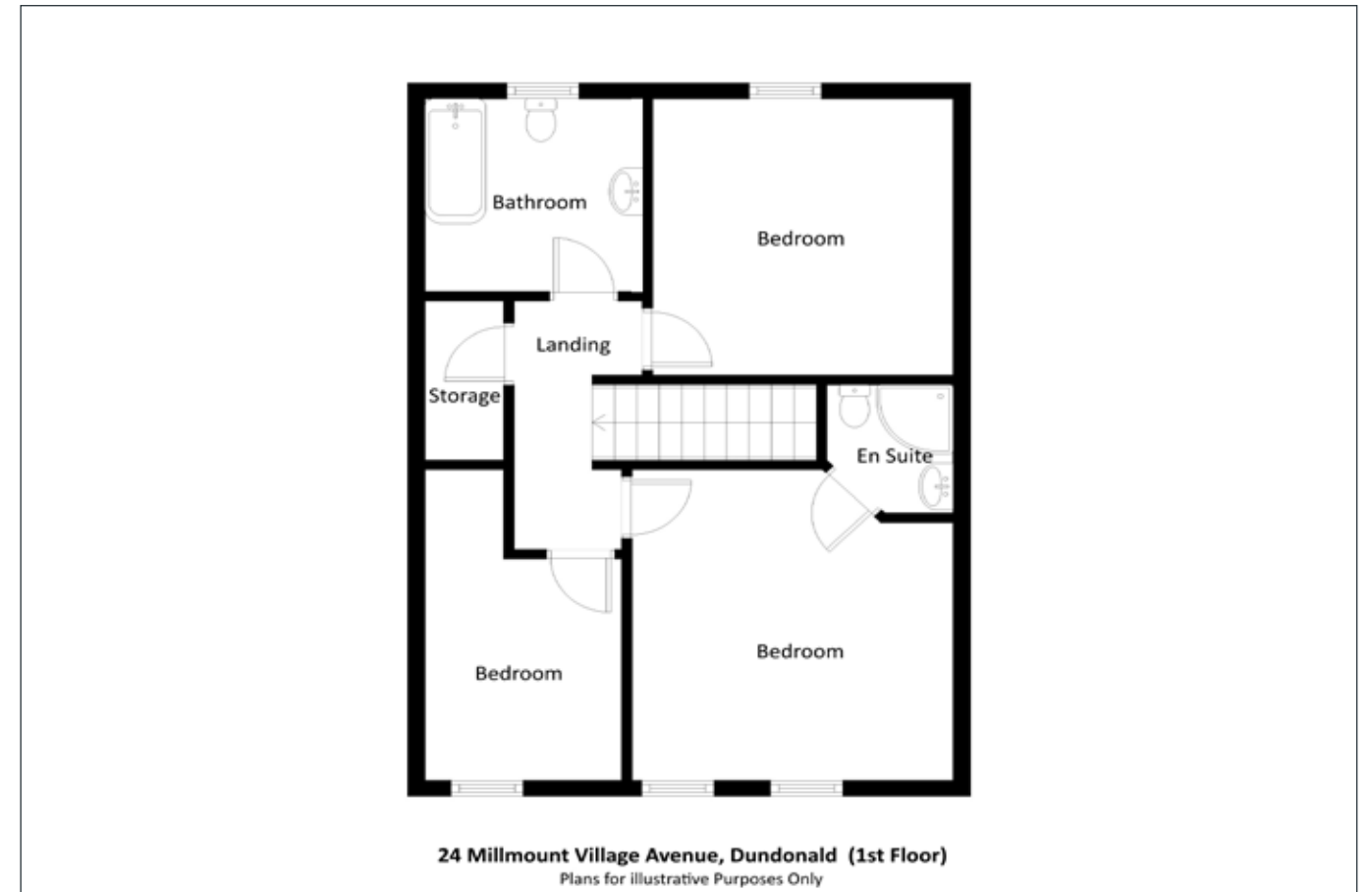
8' 10" x 8' 9" (2.69m x 2.67m)

Walk-in storage cupboard.

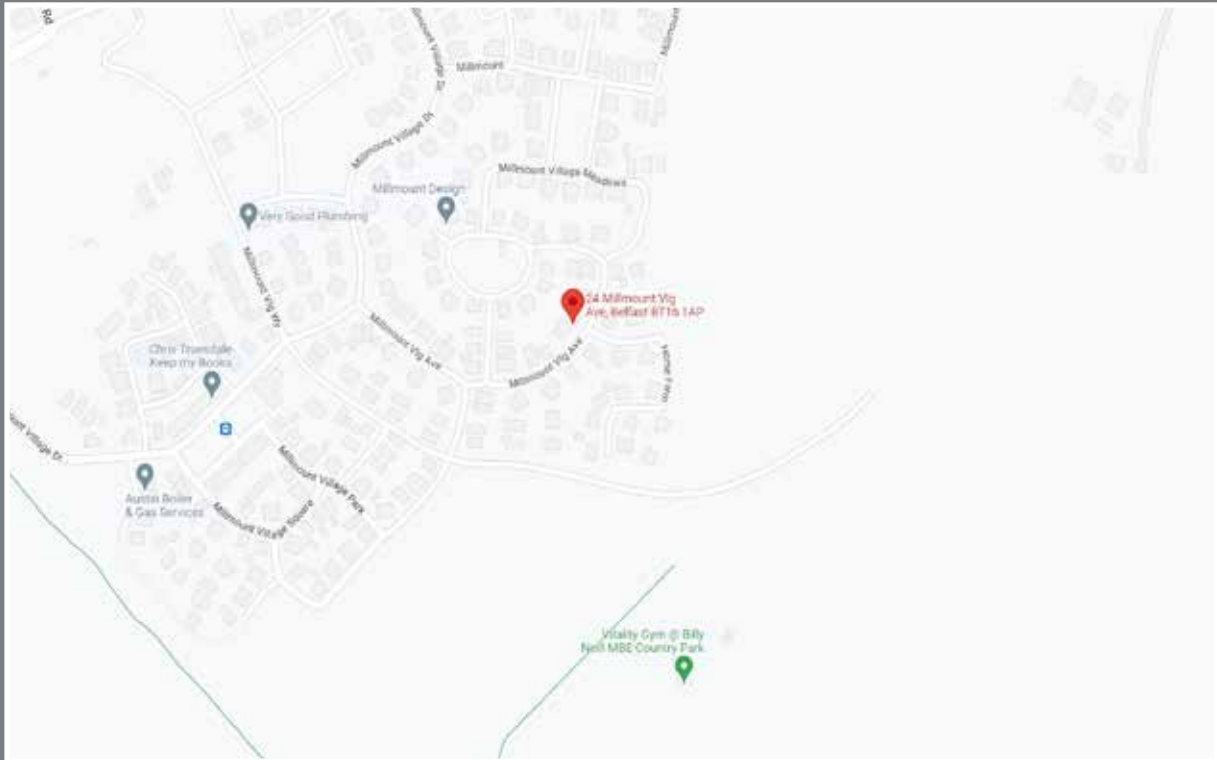


BATHROOM:

Contemporary white suite comprising panelled bath with telephone hand shower. Push button WC. Pedestal wash hand basin with mixer tap. Ceramic tiled floor. Spotlighting.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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