

simonBRIEN
RESIDENTIAL

22 Millmount Village Avenue,
Dundonald, BT16 1YU



Offers Around £199,950

Telephone 02890 595555
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KEY FEATURES

- Beautifully Presented Mid-Townhouse
- Three Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- Modern Fitted Kitchen With Dining Area
- Downstairs Cloakroom With WC
- Main Bathroom With Contemporary White Suite
- Double Glazed Window Frames
- Gas Fired Central Heating
- Enclosed Rear Garden In Lawn & Patio Area
- Off Street Parking To Front
- Within Easy Reach Of Ulster Hospital, Dundonald Omni Park & Comber Greenway
- Close To Public Transport Links, Belfast City Centre & David Lloyd Centre

SUMMARY

This beautifully presented mid-townhouse is found off the Comber Road, Dundonald within the recently constructed Millmount Village development.

The property comprises an entrance hall, living room, modern fitted kitchen with dining area and a downstairs cloakroom with WC. On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room), and a bathroom in contemporary white suite.

Outside, there is parking to the front and an enclosed rear garden in lawn with patio area.

Convenient to a host of local amenities, such as the Ulster Hospital, Knock Golf Club, the David Lloyd Centre as well as shops and schools.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Composite front door leading to:

ENTRANCE HALL:

Ceramic tiled floor.



DOWNSTAIRS CLOAKROOM:

Contemporary white suite comprising 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)

Attractive fireplace.



KITCHEN / DINING AREA:
15' 2" x 13' 0" (4.62m x 3.96m)
(max.)

Excellent range of modern high and low level units. 1.5 bowl stainless steel sink unit. 4 ring stainless steel hob with stainless steel splashback and under oven. Integrated dishwasher. Plumbed for washer/dryer. Integrated fridge/freezer. Wall mounted gas boiler. Double glazed French doors to rear. Understairs storage cupboard.

FIRST FLOOR

LANDING:

BATHROOM:

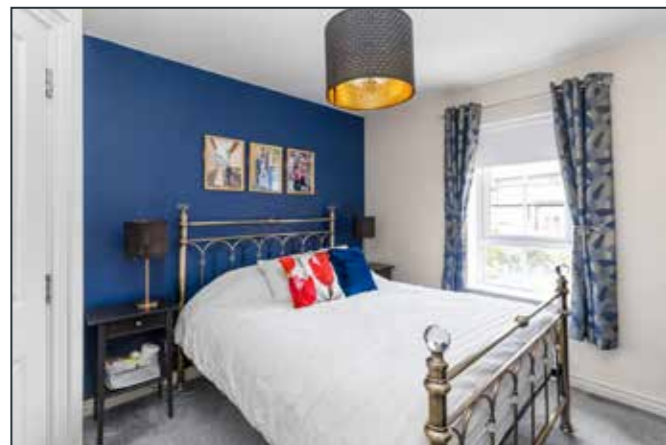
Contemporary white suite comprising panelled bath with shower fitment over. Push button WC. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Partially tiled walls. Ceramic tiled floor. Recess spotlighting.



BEDROOM (1):
11' 5" x 10' 7" (3.48m x 3.23m)

ENSUITE SHOWER ROOM:

Contemporary white suite comprising fully tiled shower cubicle with thermostatic shower unit. Push button WC. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Ceramic tiled floor. Recess spotlighting.



BEDROOM (2):
12' 6" x 11' 7" (3.81m x 3.53m)



BEDROOM (3):
9' 0" x 8' 4" (2.74m x 2.54m)



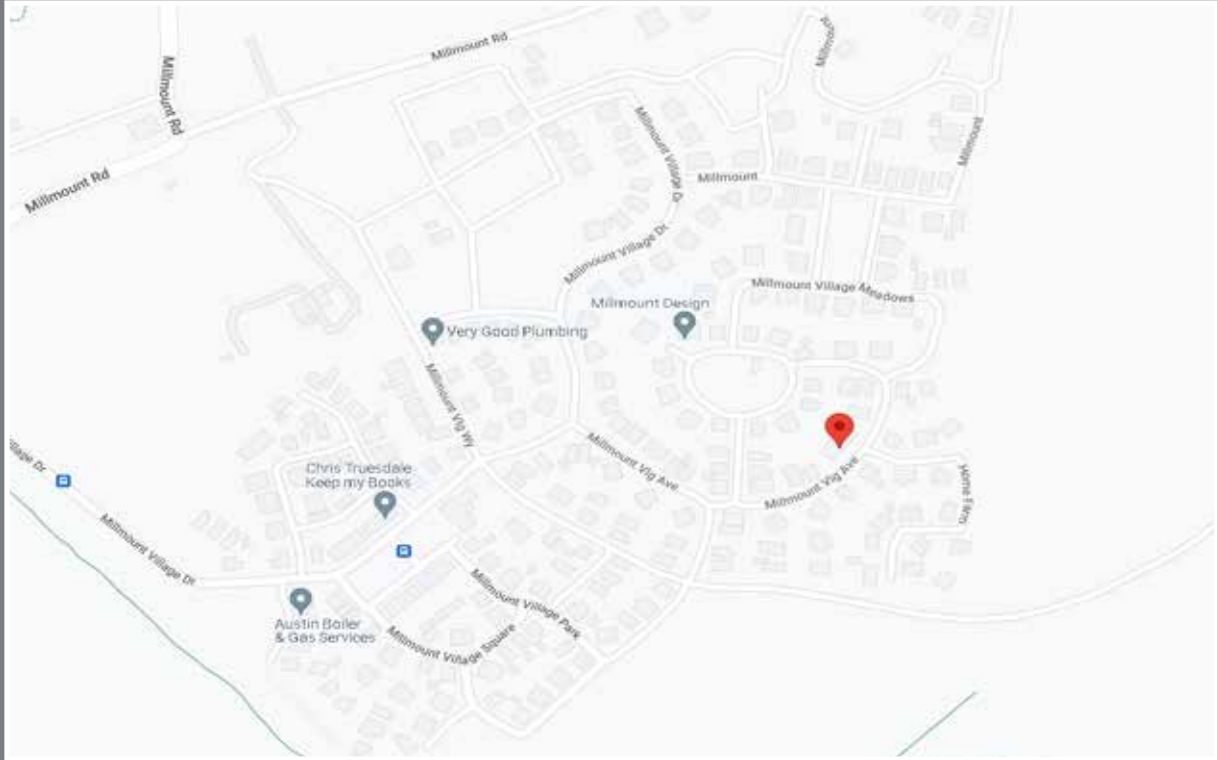
OUTSIDE

EXTERNAL AREAS:

Front tarmac driveway and shrub beds. Rear paved patio area leading to garden in lawn and shrub beds.



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/G/22/SO



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

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