

simon**BRIEN**
RESIDENTIAL

1 Millmount Village Court,
Dundonald, BT16 1AX



Asking Price £367,000

Telephone 02890 595555
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KEY FEATURES

- Recently Constructed Detached Home On A Corner Site Beautifully Presented Throughout.
- Four Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room).
- Large Garden Room/Office To Rear.
- Living Room With Bay Window & Feature Fireplace.
- Dining Room/Playroom.
- Stunning Fitted Kitchen With Quartz Worktops & Integrated Appliances.
- Large Utility Room.
- Downstairs WC.
- Main Bathroom In Contemporary White Suite With Freestanding Bath With Recessed TV.
- uPVC Double Glazed Window Frames.
- Gas Fired Central Heating.
- Still Under NHBC Warranty.
- Off Street Parking.
- Large Enclosed Rear Garden In Lawn With Paved Patio Area & Garden In Artificial Grass.
- Convenient To Comber Greenway, Ulster Hospital, Stormont Estate & Dundonald Omi Park Close To Public Transport Links, Schools, Shops & Recreational Amenities.



SUMMARY

This recently constructed detached home is situated on a generous corner site within the extremely popular Millmount Village development, Dundonald.

Beautifully presented throughout, the layout of this stylish home comprises an entrance hall with downstairs cloakroom and WC, a large living room with bay window and feature fireplace, a dining room/play room, stunning fitted kitchen with quartz worktops and integrated appliances, and a large utility room.

On the first floor, there are four well-proportioned bedrooms (main bedroom with ensuite shower room) and a main bathroom in contemporary white suite. Outside, there is a forecourt garden and parking to the side, a paved patio area to the rear which leads to a large, enclosed garden in lawn with artificial lawn with garden room.

Convenient to the Comber Greenway, the Ulster Hospital and Stormont Estate, Dundonald Omni Park, shops, schools and public transport links are all within easy reach.

Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL;

Composite front door, double glazed inset. Ceramic tiled floor, part pannelled walls.



GROUND FLOOR

LIVING ROOM:

62' 12" x 53' 6" (19.2m x 16.3m) (To bay)

Ceramic tiled floor, built-in Ethinol fire.



DINING ROOM:
34' 9" x 30' 10" (10.6m x 9.4m)



CLOAKROOM:

Contemporary white suite comprising, push button WC, pedestal wash hand basin, ceramic tiled floor.



GARDEN ROOM:

Built in storage benches and bar, with electric heating.



KITCHEN/DINING;
55' 9" x 33' 2" (17.0m x 10.10m)

Excellent range of modern high and low level units, quartz work surfaces, Butlers sink with mixer boiling water tap, 4 ring induction hob and extractor fan over, intergrated dishwasher, pantry cupboard, ceramic tiled floor, spotlighting.



**UTILITY ROOM:
34' 9" x 30' 6"
(10.6m x 9.3m)
(MAX)**

Excellent range of high and low level units, built-in ironing board, under stairs storage cupboard, ceramic tiled floor, spotlighting.

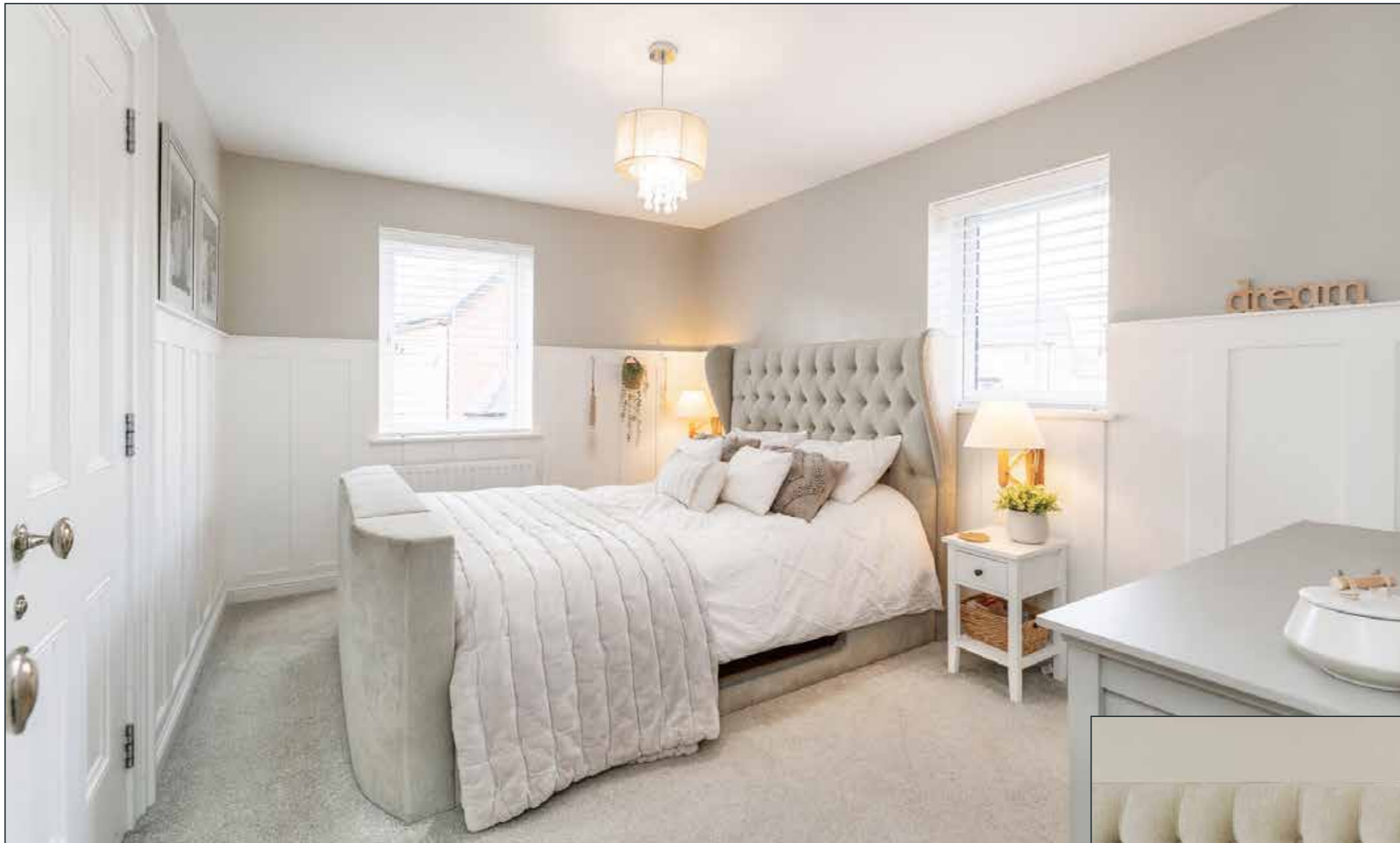


FIRST FLOOR

LANDING:

Access to roofspace via integrated loft ladder, recessed spotlighting, storage cupboard.





BEDROOM (1):
42' 12" x 32' 2" (13.1m x 9.8m)





ENSUITE:

Contemporary white suite comprising twin vanity unit with mixer taps. Walk in shower cubicle. Push button WC. Ceramic tiled floor.



BEDROOM (2):
36' 9" x 29' 10" (11.2m x 9.10m)



BEDROOM (3):
34' 9" x 30' 10" (10.6m x 9.4m)



BEDROOM (4):
34' 9" x 29' 10" (10.6m x 9.10m)



BATHROOM:

Contemporary white suite comprising, free standing bath with mixer taps, pedestal wash hand basin with mixer taps, push button WC, tiled floor, partly tiled walls, chrome towel radiator, wall mounted TV.



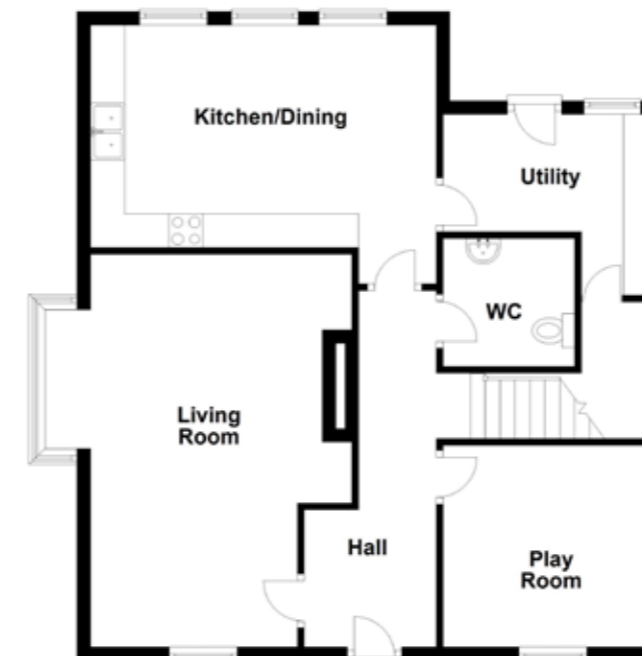
OUTSIDE

Rear - Paved patio, artificial grass, timber fence, outside tap and light.

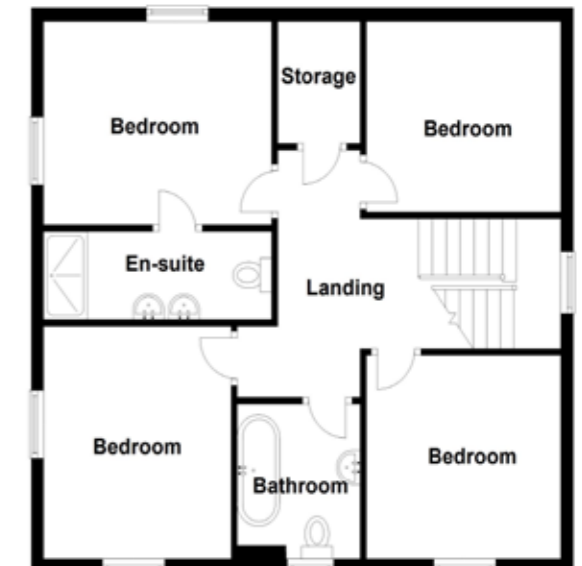
Front - Driveway, garden area



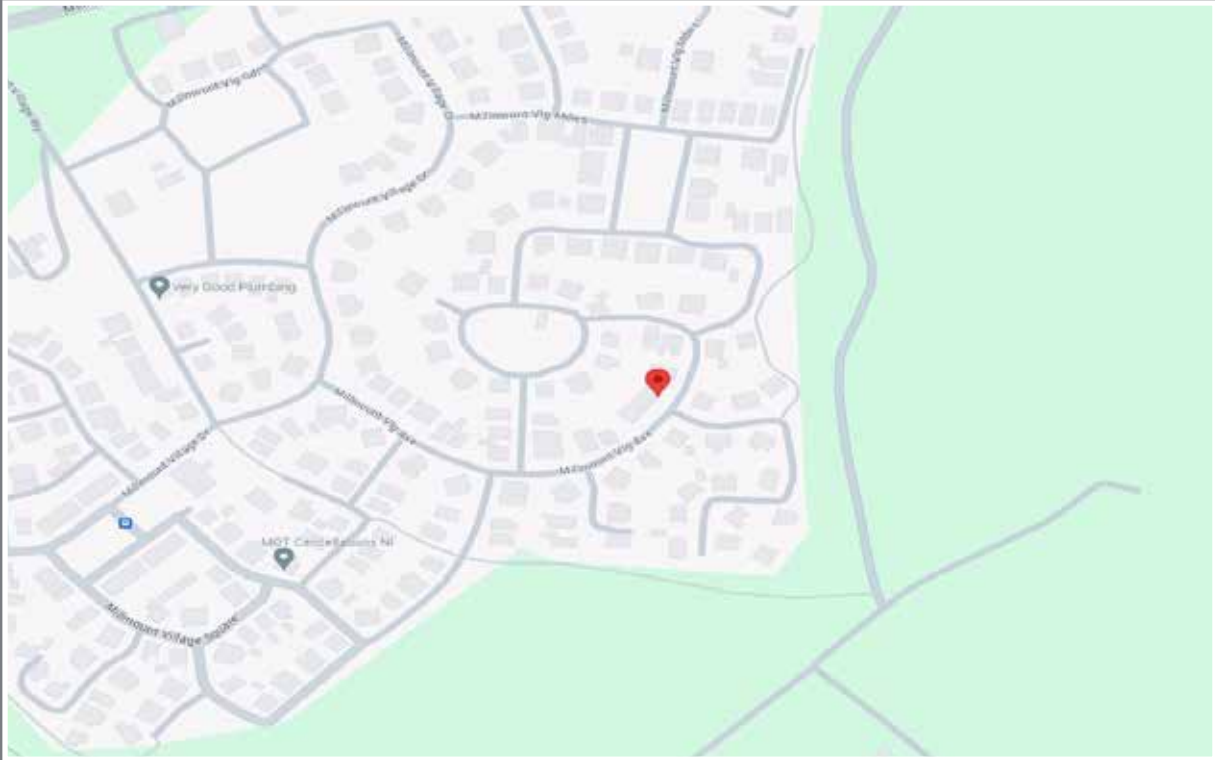
Ground Floor



First Floor



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/K/23/SP



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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