



Millreagh,

**Offers in the region of
£235,000**



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Millreagh, Dundonald

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We are delighted to present for sale this immaculately presented and deceptively spacious semi detached family home in the highly desirable 'Millreagh' development in Dundonald. Occupying an enviable site and commanding a delightful outlook over a large green, this home will appeal to an array of purchasers looking for that extra space. Recently constructed and finished to the highest of standards this beautiful home leaves little for the new home owner to do other than move in. Positioned on the periphery of Dundonald the property is ideally located for those who work in the Ulster Hospital or Stormont Estate and thanks to the Glider bus network getting into the city centre couldn't be easier. There are also a wealth of recreational facilities in the Dundonald area including the International Ice Bowl, David Lloyd Gym and the East Point Entertainment Complex. Internally comprising on the ground floor of an entrance hall with separate WC, large living room, impressive kitchen / living / dining and utility room, while on the first floor there are four generous bedrooms - master with ensuite and a main family bathroom. The property is further enhance with gas fired central heating and double glazing. To arrange your private viewing contact Reeds Rains Newtownards on 028 9181 4144

GROUND FLOOR

ENTRANCE HALL

Tiled floor. Under stairs storage. PVC front door.

WC

Modern white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor and tiled splashback. Chrome towel rail and extractor fan.

LOUNGE

6.63m x 3.58m (max) (21'9" x 11'9" (max))
Feature electric stove with slate hearth.
Recessed spot lights and laminate floor. Views over green.

KITCHEN / LIVING / DINING

Stunning shaker style kitchen with an excellent range of high and low level units and laminate work surfaces. Ceramic one and a half bowl single drainer sink unit with mixer tap. Electric oven, 5 ring gas hob and stainless steel extractor fan. Integrated fridge/freezer and dishwasher. Recessed spotlights. Tiled floor and part tiled walls. PVC door to rear.

UTILITY ROOM

Range of shaker style units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine. Tiled floor and part tiled walls. Gas boiler housing. PVC door to side.

FIRST FLOOR

LANDING

MASTER BEDROOM

4.22m x 2.84m (13'10" x 9'4")
Excellent range of fitted slide robes.

ENSUITE

Contemporary white suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and fully tiled walls. Recessed spotlights, chrome towel rail and extractor fan.

BEDROOM 2

3.71m x 2.69m (12'2" x 8'10")

BEDROOM 3

3.53m x 2.72m (11'7" x 8'11")

BEDROOM 4

4.04m x 2.59m (max) (13'3" x 8'6" (max))

FAMILY BATHROOM

Luxury white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and handheld shower attachment. Tiled floor and part tiled walls. Extractor fan.

OUTSIDE

Generous paviour driveway to front. Enclosed level garden to rear laid in lawns with feature paviour patio areas, ideal for summer entertaining.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

Double glazing



For full EPC please contact the branch

EPC

FLOOR PLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



