



Millreagh Drive,

**Offers in the region of  
£269,950**



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## Millreagh Drive, Dundonald, Belfast

### Offers in the region of £269,950

We are delighted to present to the open market this well presented detached family home, ideally positioned within this highly regarded and ever sought after residential development. Internally the bright accommodation is arranged over two floors and comprises four generous bedrooms, master with ensuite shower room, two separate reception rooms one with contemporary fireplace, modern fitted kitchen with ample dining area and bathroom with modern white suite. Additionally the property benefits from ground floor cloakroom, utility room, gas central heating and uPVC double glazed window frames and doors. Externally there is a large enclosed well tended rear garden and extensive brick paved driveway to ample car parking and detached garage. This property we have no doubt will create an early interest on today's market giving its excellent access to some of the province's leading schools, the Ulster Hospital and the new Belfast Rapid Transport Link. Early internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer.

#### ACCOMMODATION

Front door to entrance porch, ceramic tiled floor, Inner glazed front door to reception hall, laminate wooden floor, recessed low voltage spotlights, alarm panel Oak Double doors from reception hall to lounge

#### GROUND FLOOR CLOAKROOM

White suite, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, dual flush close coupled WC, recessed low voltage spotlights

#### LOUNGE

4.93m x 3.96m (at widest) (16'2" x 13'0" (at widest)) Contemporary fireplace with cast iron inset and marble hearth, gas fire, recessed low voltage spotlights, double glazed french doors to garden

#### FAMILY ROOM

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

#### MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA

4.44m x 3.18m (14'7" x 10'5")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, brick effect tiled splash back, concealed lighting, ceramic tiled floor, recessed low voltage spotlights, integrated dishwasher, stainless steel

double built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, ample dining area

#### UTILITY ROOM

3.15m x 1.68m (10'4" x 5'6")

Single drainer stainless steel sink unit with mixer taps, range of units, brick effect tiled splash back, ceramic tiled floor, recessed low voltage spotlights, plumbed for washing machine, gas boiler, uPVC double glazed back door

#### FIRST FLOOR

##### LANDING

Ash Wood Stair Case. Airing cupboard, Access to roofspace

##### MASTER BEDROOM

3.58m x 3.45m (11'9" x 11'4")

Ensuite shower room with white suite, fully tiled built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, ceramic tiled floor, chrome heated towel rail, recessed low voltage spotlights

##### BEDROOM TWO

3.84m x 3.07m (12'7" x 10'1")

##### BEDROOM THREE

3.53m x 2.90m (11'7" x 9'6")

##### BEDROOM FOUR

3.15m x 2.97m (10'4" x 9'9")

##### MODERN BATHROOM

White suite, panelled bath with mixer taps and telephone hand shower, dual flush close coupled WC, semi pedestal wash hand basin with mixer taps, fully tiled built in shower cubicle with thermostatically controlled shower, fully tiled walls, chrome heated towel rail,

#### OUTSIDE

Front garden in lawns and shrubs Large enclosed private garden to rear, lawns, paved patio area, boundary fencing, paved walkways Brick paved driveway to ample car parking and detached garage with roller shutter door, light, power and side access.



For full EPC please contact the branch



