

simon**BRIEN**
RESIDENTIAL

12 Millmount Village Heights,
Dundonald, BT16 1AN



Asking Price £220,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Recently Constructed End-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
- 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

DESCRIPTION

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) 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 HALL:

Composite front door to entrance hall with ceramic tiled floor



CLOAKROOM:

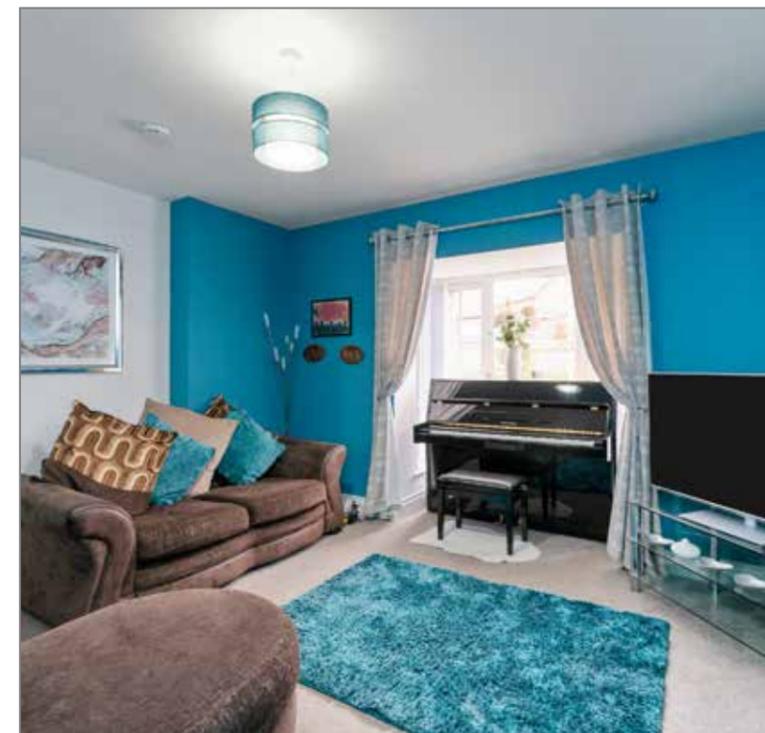
WC, pedestal wash hand basin with mixer taps, ceramic tiled floor



LIVING ROOM:

15' 5" x 14' 0" (4.7m x 4.27m)

Attractive fireplace, granite inset and hearth



KITCHEN/DINING:

15' 1" x 13' 5" (4.6m x 4.09m)

Range of modern high and low level units, 1.5 bowl stainless steel sink unit with mixer tap, 4 ring stainless steel gas hob, underbench oven and extractor fan over. Integrated dishwasher and fridge/freezer, ceramic tiled floor



FIRST FLOOR

LANDING:

Access to roofspace

BEDROOM (1):

11' 5" x 10' 6" (3.48m x 3.2m)

Built-in storage cupboard



ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with Thorn shower, pedestal wash hand basin, chrome towel radiator and ceramic tiled floor.

BEDROOM (2):
12' 6" x 11' 2"
(3.81m x 3.4m)

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



BATHROOM:

Contemporary white suite, push button WC, pedestal wash hand basin with mixer tap, chrome towel radiator, ceramic tiled floor, spotlights

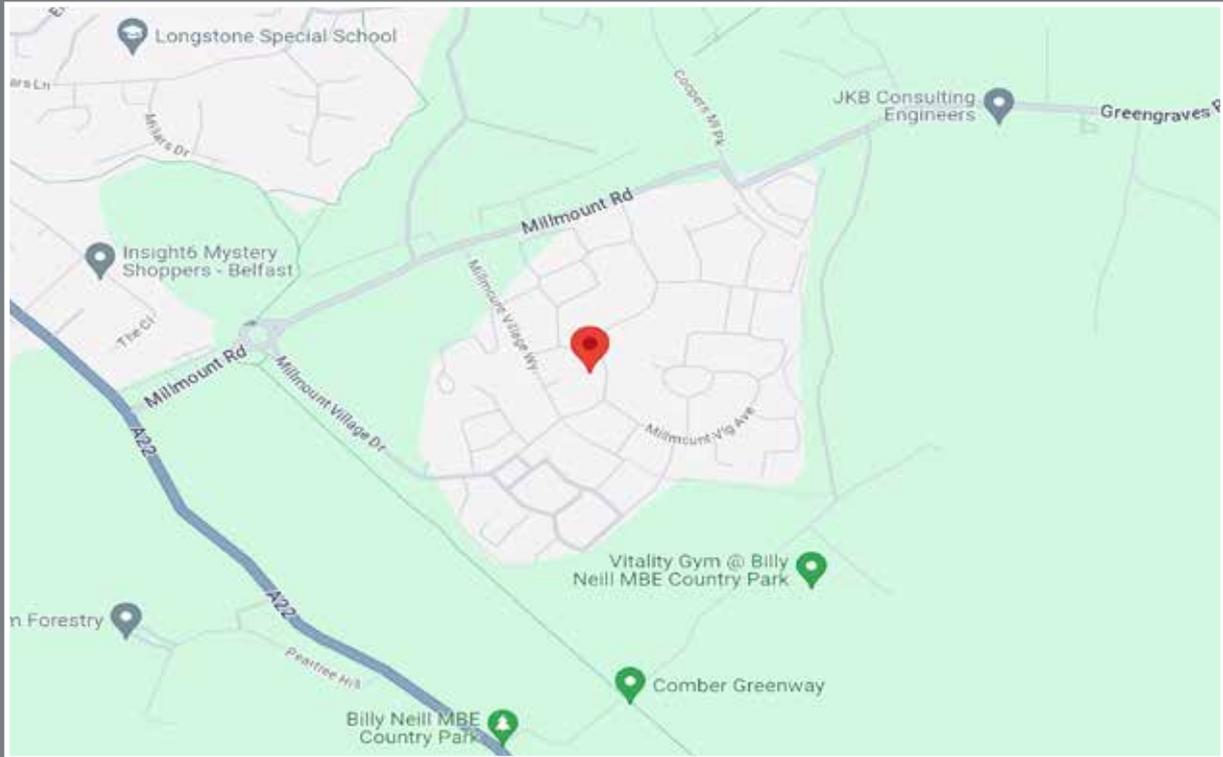


OUTSIDE

Rear paved patio leading to garden in lawn, timber fencing, outside tap and light, front with tarmac driveway



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/D/24/SD



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		

EPC REF: 9203-3077-3039-2000-0833

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.