

2 Millmount Village Court,
Dundonald, Belfast, BT16 1AX



Asking Price £299,950

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KEY FEATURES

- Recently Constructed Detached Home On A Corner Site
- Four Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Bay Window & Feature Fireplace
- Dining Room
- Stunning Fitted Kitchen With Quartz Worktops & Central Island
- Large Utility Room
- Downstairs WC
- Main Bathroom In Contemporary White Suite
- 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
- 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.

The layout comprises an entrance hall with downstairs cloakroom and WC, a large living room with bay window and feature fireplace, a dining room, stunning fitted kitchen with quartz worktops, central island unit, 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 a workshop and a BBQ shed.

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

GROUND FLOOR

Composite front door leading to:

ENTRANCE HALL:

Wood effect ceramic tiled floor.



CLOAKROOM:

Contemporary white suite comprising push button WC. Pedestal wash hand basin with mixer taps. Wood effect ceramic tiled floor.

LIVING ROOM:

19' 2" x 15' 9" (5.84m x 4.8m) (max. to bay)

Attractive feature fireplace with electric fire and granite hearth.



DINING ROOM:
10' 6" x 9' 4" (3.2m x 2.84m)

KITCHEN:
16' 9" x 12' 8" (5.11m x 3.86m)

Excellent range of high and low level units with quartz worktops. 1.5 bowl sink unit with mixer taps. Integrated dishwasher. Eye level grill and oven. Plumbed for American style fridge/freezer. Central island. Electrical socket. 5 ring stainless steel gas hob. Wood effect ceramic tiled floor. Recess spotlighting.



UTILITY ROOM:
10' 5" x 9' 0" (3.18m x 2.74m)

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Recess for tumble dryer. Understairs storage cupboard. Wood effect ceramic tiled floor.



FIRST FLOOR

LANDING:

Access to storage cupboard. Access to floored roof space with light and ladder.

BEDROOM (1):

13' 1" x 10' 7" (3.99m x 3.23m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower. Push button WC. Pedestal wash hand basin. Chrome towel radiator. Wood effect ceramic tiled floor.

BEDROOM (2):

11' 1" x 9' 10" (3.38m x 3m)

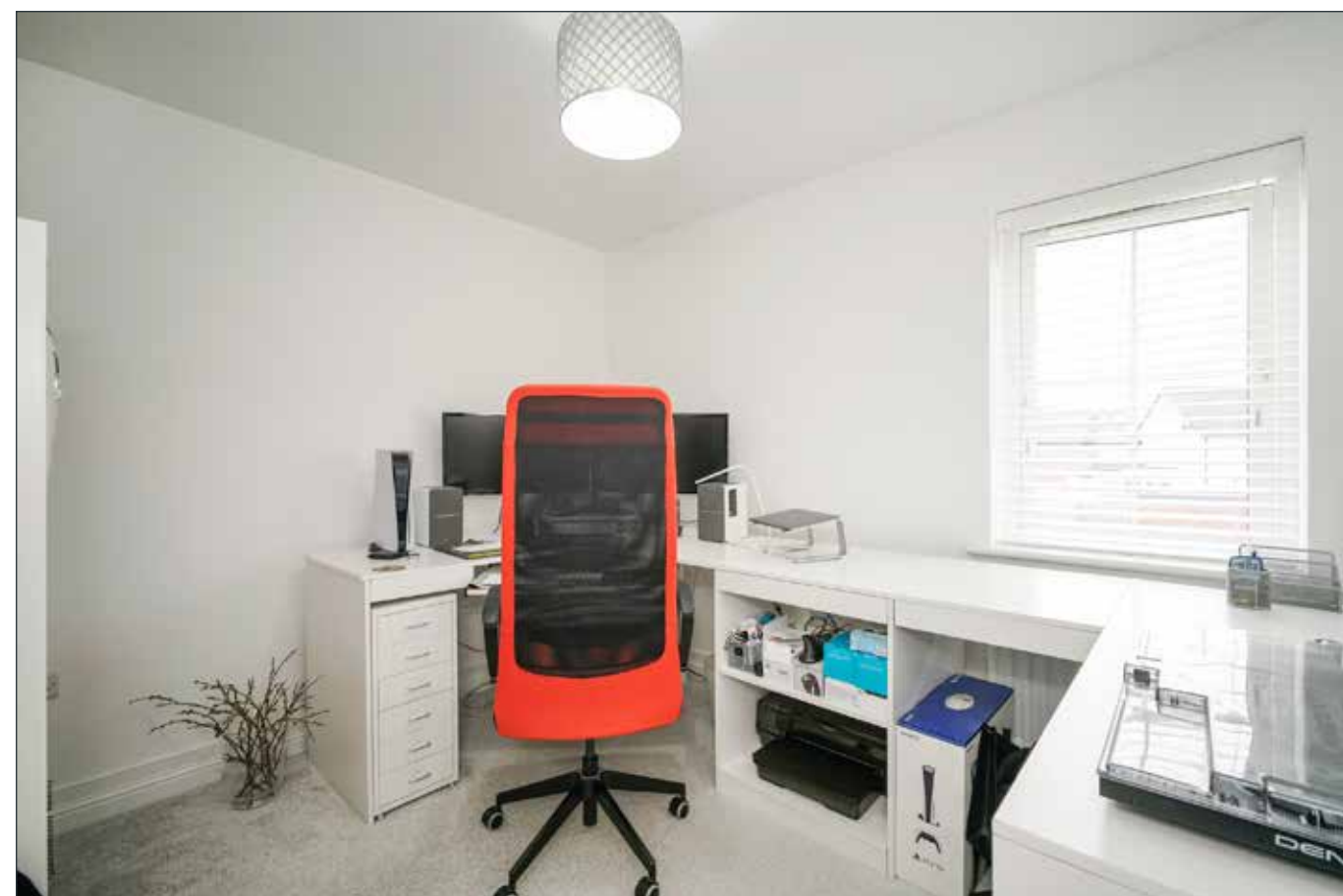
BEDROOM (3):

10' 6" x 8' 11" (3.2m x 2.72m)

BEDROOM (4):

10' 5" x 9' 5" (3.18m x 2.87m)





BATHROOM:

Contemporary white suite comprising panelled bath with mixer taps and shower fitment over. Push button WC. Wash hand basin in vanity unit. Chrome towel radiator. Wood effect ceramic tiled floor. Recess spotlighting. Partially tiled walls.

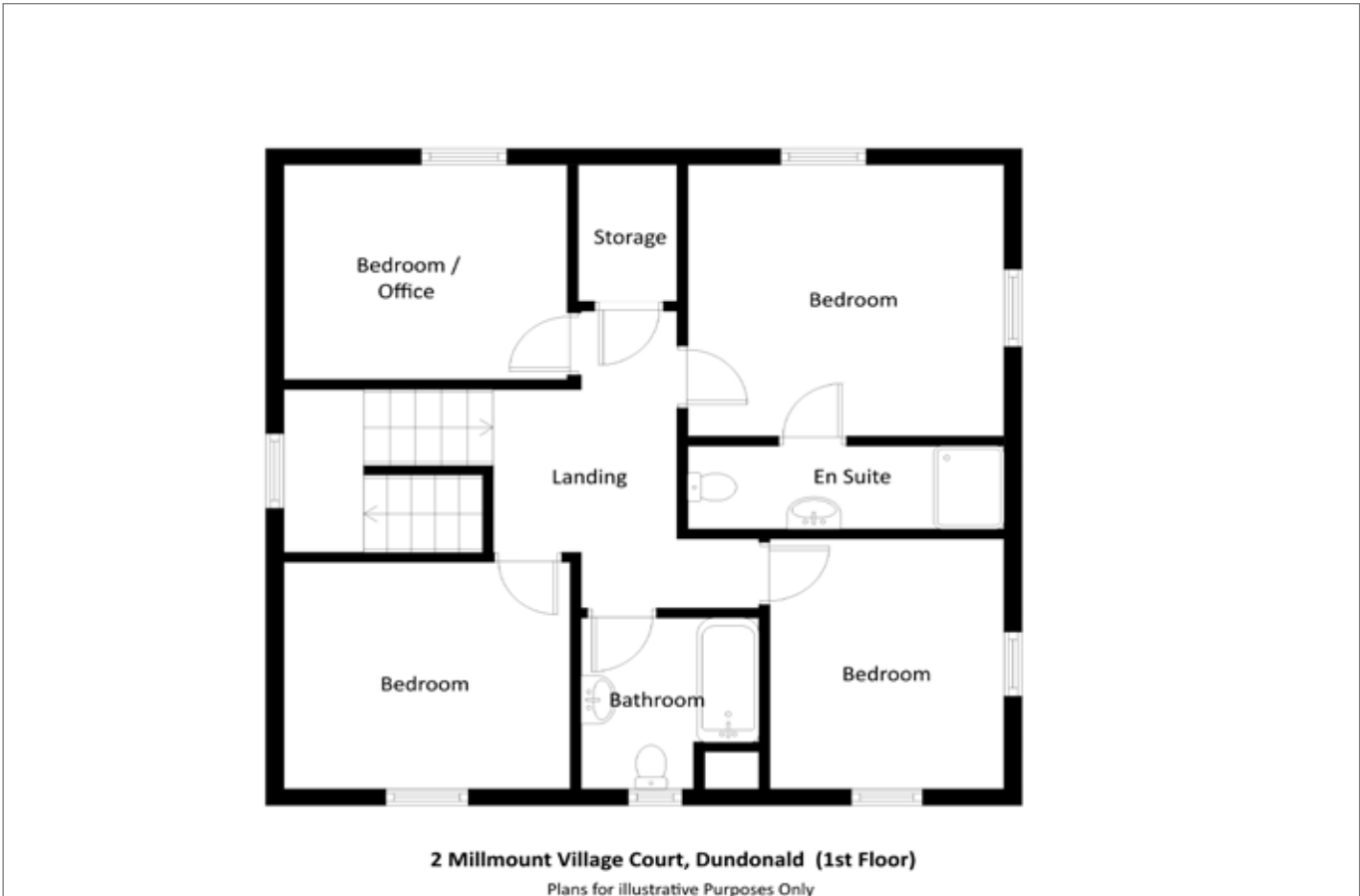
OUTSIDE

Rear enclosed garden in lawn and patio area. Outside tap and light.

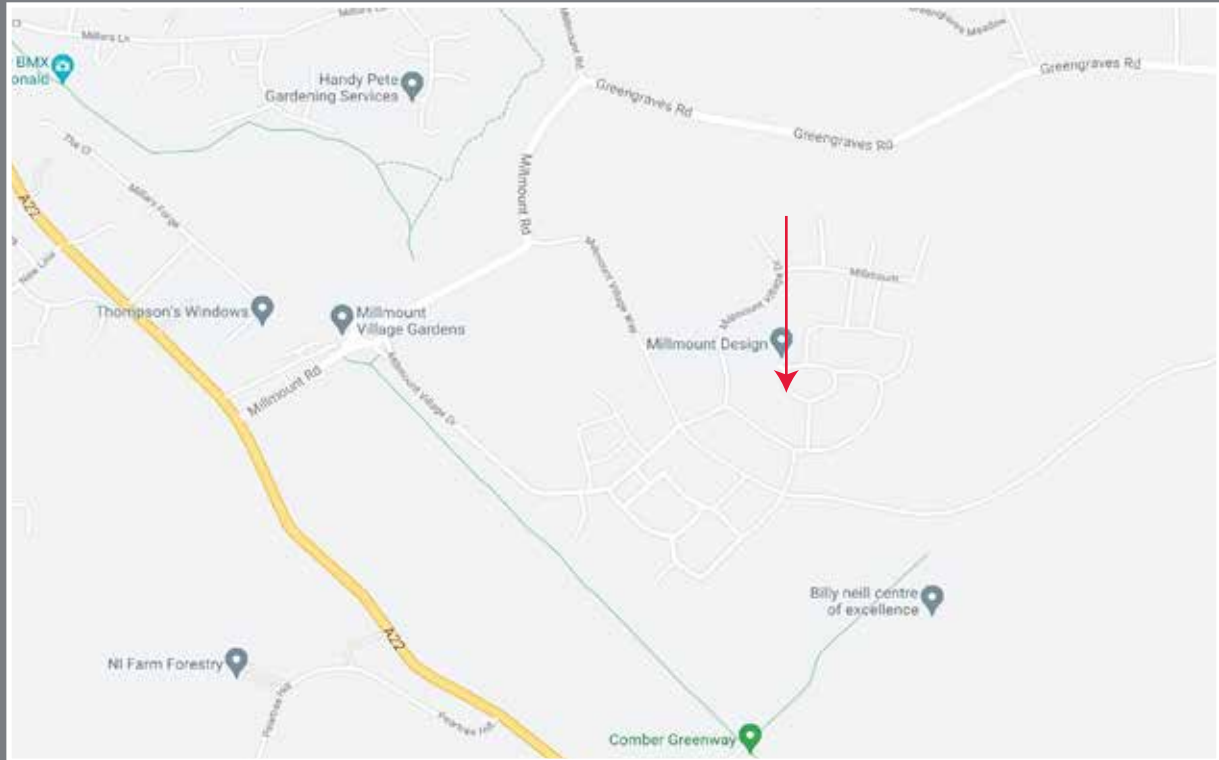
BBQ / SHED:

15' 1" x 11' 1" (4.6m x 3.38m)





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/I/21/SO



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

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