

simon**BRIEN**  
RESIDENTIAL

4 Millmount Village Court,  
Belfast, BT16 1AX



Asking Price £359,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Stunning Detached Property.
- Living Room With Cast Iron Stove
- Stunning Fitted Kitchen With Central Island with Dining Area and Sunroom.
- Utility Room.
- Cloakroom with WC.
- Four Bedrooms (one currently used as dressing room).
- Study.
- Main Bathroom In Contemporary White Suite.
- uPVC Double Glazed Window Frames.
- Gas Fired Central Heating (Zoned smart heating).
- Still Under NHBC Warranty.
- Off Street Parking.
- Enclosed South Facing Rear Paved Patio Area and Garden.
- Detached Garage.
- Smart Lighting to Exterior, Landing, Sunroom and Patio Lights.
- Convenient To Comber Greenway, Ulster Hospital, Stormont Estate & Dundonald Omniplex.
- Close To Public Transport Links, Schools, Shops & Recreational Amenities.

#### DESCRIPTION

This is an exceptionally well appointed detached property in the popular Millmount Village development. This particular house sits with the "Farm" area of the development with distinctive render finishes.

The layout of this home offer accommodation over two storeys if approximately 1612 sqft and comprises of; entrance hall with downstairs cloakroom and WC, a large living room with cast iron stove, stunning fitted kitchen with central island unit and integrated appliances, dining area open to sunroom, study and a utility room.

On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room and dressing room) and a main bathroom in contemporary white suite. The dressing room could be converted back into a bedroom. Outside, there is a driveway and parking to the side, a paved patio area to the rear which leads to an enclosed south facing garden in artificial lawn.

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.

Overall, this home has been finished to the highest standards throughout and viewing recommended.

#### ACCOMMODATION

##### GROUND FLOOR

Entrance door.

##### ENTRANCE HALL:

Herringbone ceramic tiled floor.



##### CLOAKROOM:

Low flush WC, pedestal wash hand basin, ceramic tiled floor.



**LOUNGE:**  
20' 1" x 13' 2" (6.12m x 4.01m)

French double doors from hall, cast iron wood burner, smart thermostat, French double doors to rear.



**STUDY:**  
8' 0" x 6' 2" (2.44m x 1.88m)



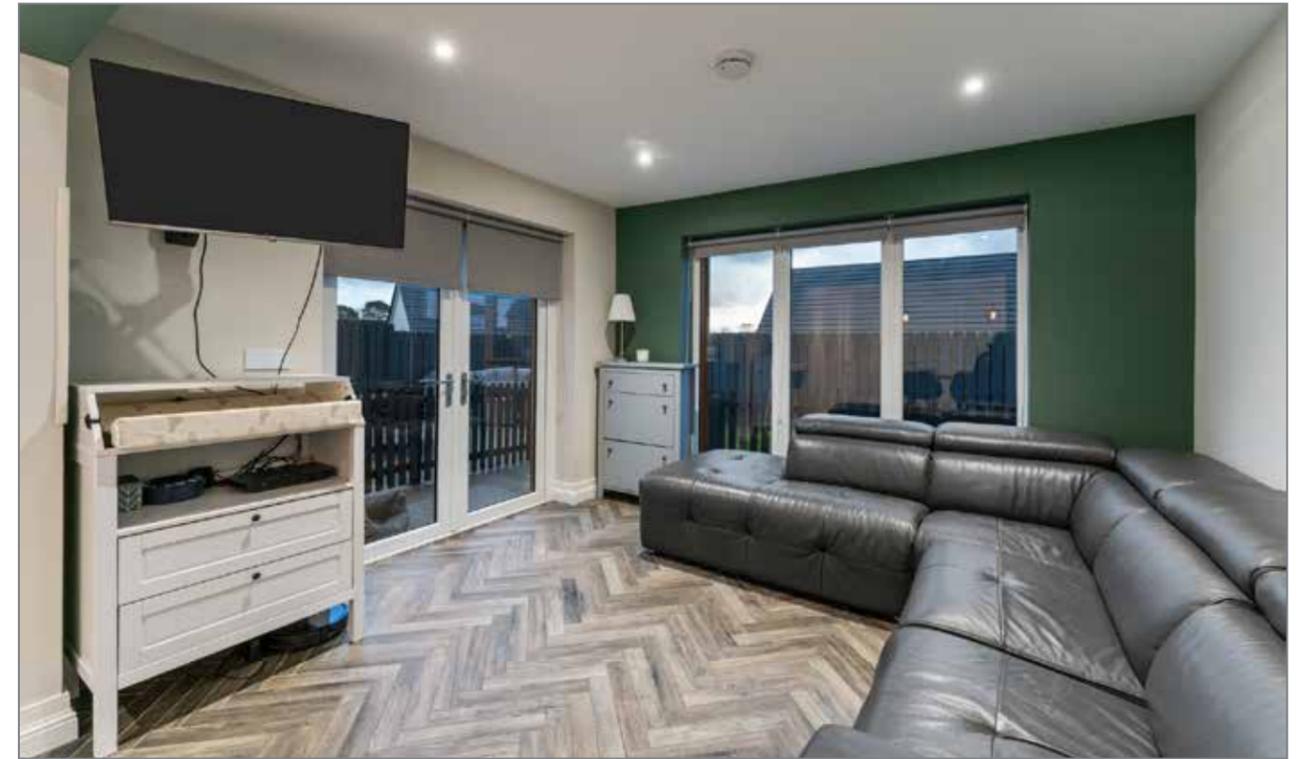
**KITCHEN WITH  
DINING AREA:  
17' 6" x 11' 6" (5.33m  
x 3.51m)**

Full range of high and low level units with Quartz work surfaces, 7 ring gas range, extractor hood over, fridge freezer, dishwasher, double Belfast sinks with mixer taps, wine fridge, breakfast bar by Cardy Timber, wired for wall lighting, Herringbone ceramic tiled floor.



**SUN ROOM:  
11' 6" x 10' 6" (3.51m x 3.2m)**

French double doors to rear.



**UTILITY ROOM:  
8' 1" x 5' 10" (2.46m x 1.78m)**

Stainless steel single drainer sink unit with mixer taps, Herringbone ceramic tiled floor.



**FIRST FLOOR**

**BEDROOM (1):**  
13' 3" x 11' 3" (4.04m  
x 3.43m)



**BEDROOM (2):**  
11' 7" x 8' 5" (3.53m x 2.57m)



**BEDROOM (3):**  
11' 6" x 10' 9" (3.51m x 3.28m)



**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, overhead rain shower, pedestal wash hand basin, low flush WC, ceramic tiled floor, chrome towel radiator.



**DRESSING ROOM:**  
13' 0" x 8' 3" (3.96m x 2.51m)



**BATHROOM:**

White suite comprising: Panelled bath with mixer taps and shower fitting, overhead rain shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, chrome towel radiator.

**LANDING:**

Access to floored roofspace with light via folding ladder.



**OUTSIDE**

Smart lighting to exterior, landing, sun room and patio lights.

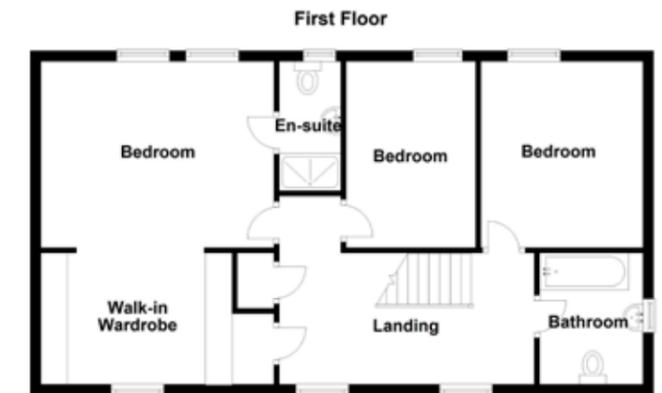
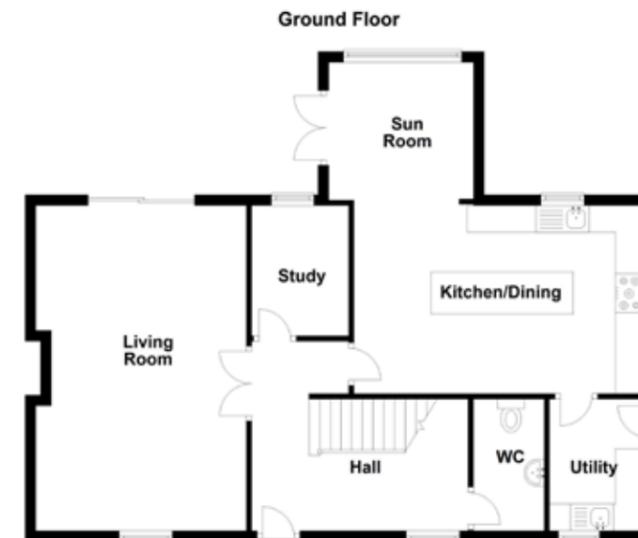
South facing patio to rear leading to garden with artificial grass.



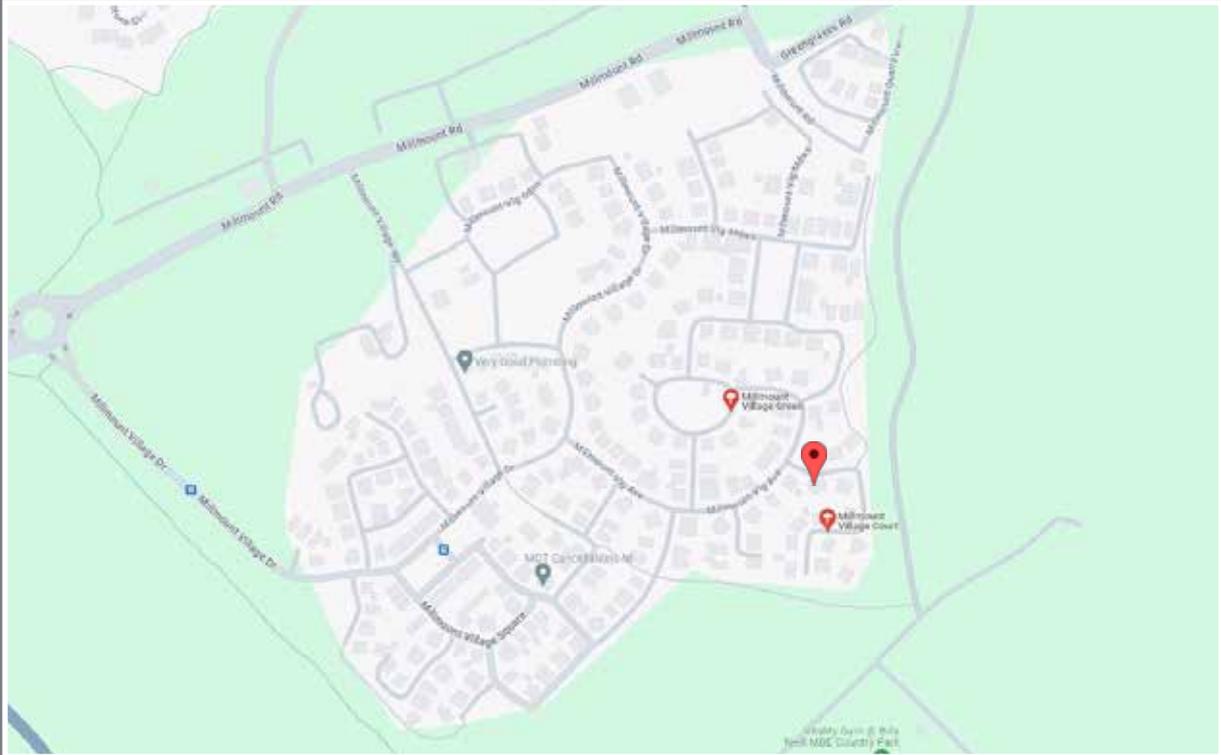
**DETACHED GARAGE:**

**22' 6" x 11' 0" (6.86m x 3.35m)**

Access to roofspace. Roller door with storage and flooring. French double doors to patio.



# 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](http://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: SHJD/L/23/SD



EPC REF: 0570-3901-0064-9491-2175

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto: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.