

simon**BRIEN**  
RESIDENTIAL

19 Millreagh,  
Dundonald, BT16 1TJ



Asking Price £385,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Spacious, Well Appointed Detached Villa
- Three Separate Reception Rooms
- Four Bedrooms Master With Ensuite
- Modern Fitted Kitchen
- Utility Room
- Family Bathroom With White Suite
- Gas Central Heating
- Driveway To Ample Parking
- Detached Garage
- Generous Private Gardens to Rear

#### SUMMARY

We are delighted to present to the open market this exceptionally well appointed detached family home. The bright and spacious accommodation comprises four double bedrooms master with ensuite shower room, three separate reception rooms, modern fitted kitchen and family bathroom. Further benefits include gas central heating, ground floor cloakroom, utility room and uPVC double glazed window frames and doors. Externally there a brick paviour driveway to ample car parking and detached matching garage with private well-tended garden to rear.

This sought after development offers excellent convenience to the Glider Park and Ride facility for commuting to Belfast and also access to many of the provinces leading schools. The Ulster hospital, Stormont Parliament buildings, David Lloyd leisure and the increasing popular East point entertainment village are all easily accessible.

Rarely would a property of this style and calibre present itself to the open market, in order to appreciate the many quality attributes on offer early internal appraisal is strongly recommended.



#### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE PORCH:

Ceramic tiled floor.



#### ENTRANCE HALL:

Wood laminate floor.



#### DINING ROOM:

9' 5" x 8' 5" (2.87m x 2.57m)

Wood laminate floor.

**LIVING ROOM:**  
17' 3" x 13' 0" (5.26m x 3.96m)

Wood laminate floor.



**SITTING ROOM:**  
13' 0" x 12' 0" (3.96m x 3.66m)

Wood laminate floor, French double doors to rear.



**CLOAKROOM:**

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



**KITCHEN:**  
12' 0" x 10' 8" (3.66m x 3.25m)

Range of high and low level units, stainless steel single drainer sink unit with mixer taps, dishwasher, 4 ring gas hob and under oven, stainless steel extractor canopy over, partly tiled walls, ceramic tiled floor.



**UTILITY ROOM:**  
8' 1" x 5' 1" (2.46m x 1.55m)  
Ceramic tiled floor, plumbed for washing machine.



**FIRST FLOOR**

**BEDROOM (1):**  
17' 2" x 13' 1" (5.23m x 3.99m)

Dual aspect.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor, chrome heated towel radiator.





**BEDROOM (2):**  
**12' 0" x 10' 9" (3.66m x 3.28m)**

Dual aspect, views of Mournes.



**BEDROOM (3):**  
**12' 0" x 10' 7" (3.66m x 3.23m)**

Dual aspect, views of Craigtlet hills,  
wood laminate floor.



**BEDROOM (4):**  
**12' 0" x 8' 6" (3.66m x 2.59m)**

**BATHROOM:**

White suite comprising: Panelled bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin with mixer taps, fully tiled shower cubicle with instant heat shower.



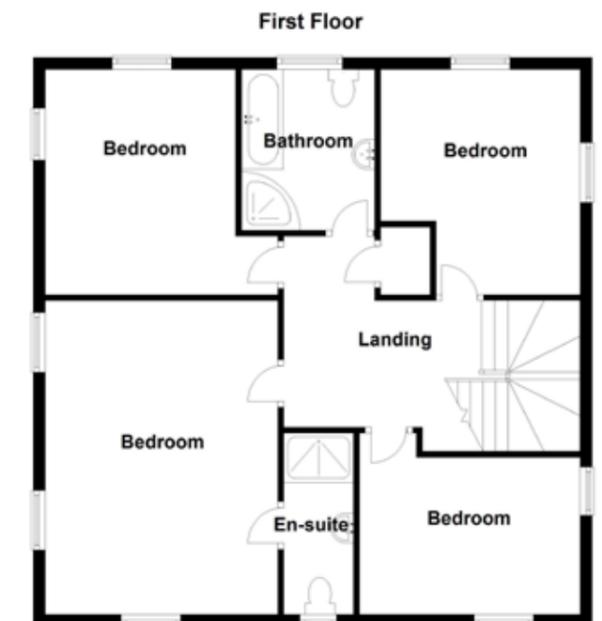
**OUTSIDE**

South west facing rear patio, paved area with double gates.

**DETACHED GARAGE:**  
**21' 3" x 10' 5" (6.48m x 3.18m)**

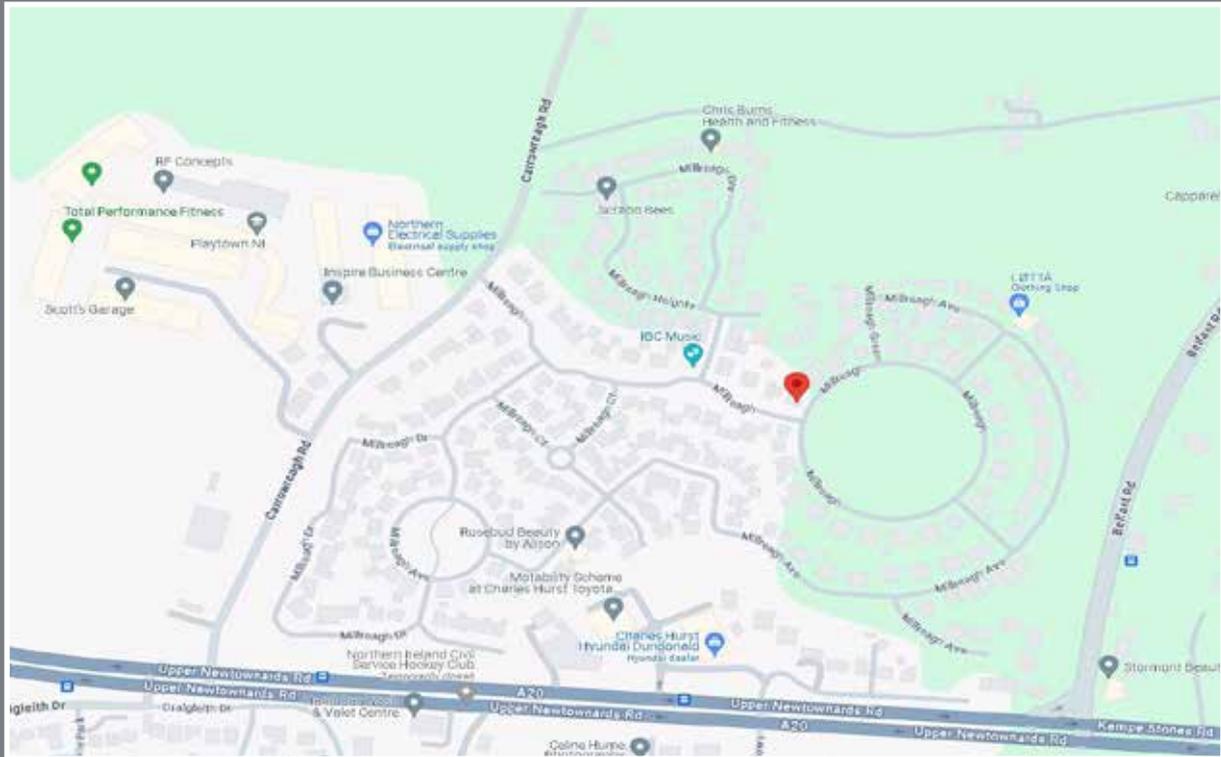
Up and over shutter door, power and light.





This plan is for illustrative purposes only.  
Plan produced using PlanUp.  
**19 Millreagh, Dundonald**

# 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/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 3634-6624-1300-0504-6206

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