



## 22 MILLMOUNT VILLAGE HEIGHTS

Dundonald, BT16 1AN

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*Offers around* **£260,000**



SEMI-DETACHED | 3  | 2  | 2 

This three-bed semi-detached property is located in the desirable Millmount Village Development. This home benefits from prime location and offers a blend of suburban tranquillity and excellent connectivity to Belfast city centre..

## KEY FEATURES

- Exceptionally Well Finished Semi-Detached Family Home
- Spacious Lounge with Feature Fire
- Modern Fully Fitted Kitchen with Ample Dining area and Open Plan to Sunroom
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal Benefitting Ensuite Shower Room
- Modern White Three Piece Family Bathroom
- Driveway Providing Ample Off Street Car Parking
- Fully Enclosed Private Rear Garden, Laid in Lawn with Both Paved Patio and Decked Area, Ideal for Entertaining, Young Children and Pets Alike
- Paved Pathway Leading to the Front Door, with Small Lawned Area
- uPVC Double Glazing, Fascia and Guttering Throughout
- Gas Fired Central Heating
- Excellent Convenience to Main Arterial Routes for City Commuting
- Amenities of Dundonald and Comber Close at Hand
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Family Lounge  
15'11" x 11'
- Kitchen/Dining/Living  
21'1" x 17'11"
- Downstairs WC

### *First Floor*

- Landing
- Master Bedroom  
9'7" x 10'6"
- En-suite Bathroom"
- Bedroom Two  
9'11" x 9'2"
- Bedroom Three  
9'12" x 8'5"
- Family Bathroom

### *Outside*

- Tarmac driveway providing ample off street car parking
- Lawn with paved walkway leading to the front door
- Fully enclosed rear garden with gate access
- Covered composite deck area with power supply for lighting, paved patio area, lawn with raised flowerbed
- Decorative pebbles, bin storage area, outside water supply, outside lighting





## DIRECTIONS

*Turn into Millmount Road, at the roundabout take the 2nd exit onto Millmount Village Drive, turn right onto Millmount Village Avenue then right onto Millmount Village Heights, number 22 will be on the right-hand side..*



## THE LOCAL AREA

*Dundonald is a large settlement and civil parish in County Down, Northern Ireland, United Kingdom. It lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark, has a Park and Ride facility for the Glider, access to the Comber Greenway and several housing developments..*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	81	81

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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