



Situated in a small cul-de-sac of only half a dozen homes, this spacious double-fronted villa has been finished to an exacting standard.

All four bedrooms feature excellent built-in-robres and two benefit from ensuites.

Many of the principal rooms have twin aspects and the well-appointed kitchen is large enough to incorporate a casual dining area. It is therefore an ideal focal point for modern family living.

Externally there is a detached garage, off street parking and attractively landscaped gardens making this a superb proposition for a range of discerning buyers.

Asking Price  
£299,950

52 Millreagh Avenue,  
Dundonald,  
Belfast,  
BT16 1TZ

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Beautifully presented, modern detached villa
- Four well-proportioned bedrooms, all with built-in robes
- Two ensuites
- Spacious living room with feature fireplace
- Additional family room with French doors to garden
- Ground floor study/snug
- Luxury, open plan kitchen with dining area
- Utility room
- Bathroom with contemporary white suite
- Additional wc downstairs
- Natural gas central heating system
- Double glazed throughout
- Detached garage with additional driveway parking
- Fully enclosed, attractively landscaped rear garden
- Excellent cul-de-sac location

The Property Comprises:

### Ground Floor

Hardwood front door with side lights.

RECEPTION HALL: Ceramic tiled floor, cloaks area. Internal door with glazed panel.

CLOAKROOM: Low flush wc, pedestal wash hand basin with tiled splashback, ceramic tiled floor.

STUDY: 9' 7" x 8' 4" (2.92m x 2.54m) Ceramic tiled floor, good-sized understair storage cupboard.

LIVING ROOM: 17' 4" x 13' 0" (5.29m x 3.97m) Twin aspect. Attractive polished granite fireplace and hearth with gas coal effect fire.



FAMILY ROOM: 13' 1" x 12' 0" (3.98m x 3.67m) Twin aspect with French doors to garden. Contemporary electric fire.



KITCHEN WITH BREAKFAST AREA : 23' 6" x 10' 8" (7.17m x 3.24m) (at widest points). Modern range of high and low level units with granite work surfaces. Integrated appliances including five ring Belling gas hob with extractor fan over. Matching underbench double oven, CDA dishwasher. Audio system with ceiling speakers. Plumbed for American style fridge/freezer. Underhung stainless steel sink unit with mixer tap. Casual dining area. Door to:



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UTILITY ROOM: 8' 1" x 5' 2" (2.46m x 1.58m) Built-in cupboards and shelving. Plumbed for washing machine, space for tumble dryer. Single drainer stainless steel sink unit. Natural gas boiler. Ceramic tiled floor, uPVC back door with glass panels to garden.

## First Floor

MASTER BEDROOM: 17' 2" x 13' 1" (5.22m x 3.98m) Built-in robes with sliding doors. Twin aspect. Door to:

ENSUITE SHOWER ROOM: Comprising tiled shower enclosure, low flush wc, pedestal wash hand basin with tiled splashback. Chrome heated towel rail, ceramic tiled floor.



BEDROOM (2): 12' 5" x 12' 0" (3.78m x 3.67m) (Plus entrance area). Twin aspect built-in robes and sliding doors. Door to:

ENSUITE SHOWER ROOM: Comprising corner shower cubicle, pedestal wash hand basin with tiled splashback, low flush wc, ceramic tiled floor.



BEDROOM (3): 11' 2" x 9' 9" (3.4m x 2.97m) Built-in robe with sliding doors.



BEDROOM (4): 12' 0" x 8' 4" (3.67m x 2.54m) Built-in robe with sliding doors. Twin aspect.



BATHROOM: White suite comprising panelled bath with telephone hand shower, splash tiling, pedestal wash hand basin. Low flush wc, corner tiled shower cubicle.

LANDING: Shelved hotpress with lagged copper cylinder, pump for showers. Access to:



## ROOFSPACE:

### Outside:

FRONT GARDEN: Brick pavior driveway with off-street parking. Lawned area.

DETACHED GARAGE: 21' 4" x 9' 8" (6.5m x 2.95m) Up and over door, power and light, window. uPVC door to side.

Gate to side: Bin storage area. Further gate to:

FULLY ENCLOSED REAR GARDEN: Lawn with attractively paved patio area.

Well-stocked flowerbeds with variety of plants, trees and flowering shrubs. Outside light and tap.



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## Location:

Through Dundonald Village, turn left into Carrowreagh Road. Turn right into Millreagh, then second right into Millreagh Court. Take first exit (also Millreagh Court) then straight on into cul-de-sac.

Property is on left hand side.



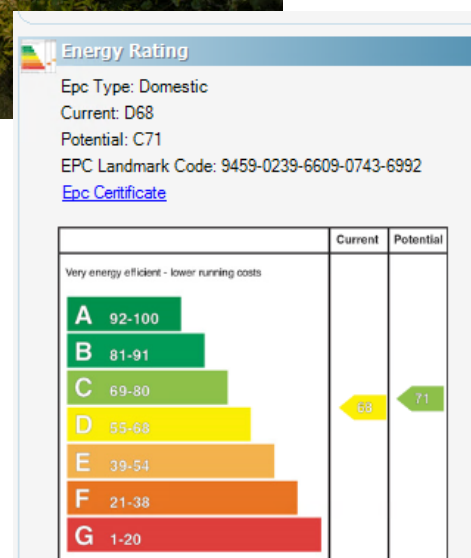
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