



This immaculately presented home offers a plethora of accommodation over three floors.

The superb living accommodation includes a separate lounge, living room with double doors to dining room and kitchen, leading to sunroom - ideal for family life and for entertaining.

There is also a convenient ground floor w.c and utility room.

There are four double bedrooms to the first floor, master suite with large en suite bathroom and dressing room. There is also a large family bathroom.

The third floor offers to large bedrooms and a well-appointed shower room - ideal for teenagers or guests.

With six bedrooms there is an option for at least one home office.

Externally, there is excellent parking space to the front and side and a detached double garage currently used as a games room. This is topped off with a well manicured, south-facing garden.

Millreagh is ideally located within close proximity to Dundonald Village with its array of local shops and amenities, the Ulster Hospital, Civil Service and leading schools are close by as well as providing ease of access to Newtownards and Belfast City Centre.

**Offers Over
£395,000**

10 Millreagh ,
Dundonald,
Belfast,
BT16 1TJ

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully Presented Detached Property with Stylish Interior Decor
- Bright and Spacious Reception Hall with Cloakroom and WC
- Lounge with Marble Fireplace Surround and Open Fire
- Living Room
- Sun Room
- Modern Kitchen Open to Dining Room
- Separate Utility Room
- Four Bedrooms to the First Floor, Main Bedroom with En Suite Bathroom and Dressing Room
- Bathroom with Shower Cubicle
- Two Large Bedrooms to the Second Floor with Shower Room
- Gas Fired Central Heating
- uPVC Double Glazing
- Intruder Alarm System
- Detached Double Garage
- Extensive Parking Areas to Front and Side
- Well Maintained South Facing Rear Garden
- Convenient Location for Commuting to Belfast, Holywood and Ards and to an Excellent Range of Primary and Secondary Schools



The Property Comprises:

Ground Floor

Front door with double glazed toplight and sidelight.

SPACIOUS RECEPTION HALL: Solid oak wooden floor. Recessed spotlight. Alarm controls.

CLOAKROOM & WC: Separate cloaks area. White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer tap, tiled splashback. Ceramic tiled floor. Extractor fan.

LOUNGE: 16' 7" x 12' 0" (5.05m x 3.66m) Square bay. Solid wooden floor. Attractive fireplace marble surround and hearth, open fire.



DRAWING ROOM: 19' 7" x 12' 7" (5.97m x 3.84m) Square bay. Solid oak wooden floor. Contemporary fireplace surround, granite inset and hearth, open fire. Chrome low voltage spotlights. Glazed double doors to...



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DINING ROOM: 12' 1" x 12' 1" (3.68m x 3.68m) Ceramic tiled floor. Glazed double doors to sunroom. Square arch to....



MODERN KITCHEN: 15' 1" x 12' 1" (4.6m x 3.68m) Extensive range of high and low level units. Single drainer one and a half bowl stainless steel sink unit with mixer taps. Laminate work surface. Integrated stainless steel gas hob. Stainless steel and glass extractor hood. Stainless steel double built-in oven. Integrated dishwasher. Plumbed for American style fridge/freezer. Part tiled walls. Ceramic tiled floor. Access to....



UTILITY ROOM: Matching range of high and low level units. Laminate work surfaces. Single drainer stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for dryer. Extractor fan. Ceramic tiled floor. uPVC double glazed access door to side.

SUN ROOM: 12' 10" x 9' 11" (3.91m x 3.02m) Ceramic tiled floor. Light, heat and power. uPVC double glazed access door to rear garden.



First Floor

LANDING: Built in linen cupboard.



MASTER BEDROOM: 12' 8" x 10' 5" (3.86m x 3.18m) Laminate flooring.

DRESSING ROOM: 12' 8" x 4' 3" (3.86m x 1.3m) (Approx.) Laminate wooden flooring. Space for wardrobes and drawer units.

ENSUITE BATHROOM: 9' 1" x 7' 4" (2.77m x 2.24m) White suite comprising; low flush w.c. Pedestal wash hand basin, mixer tap. Panelled bath with centrally located chrome mixer tap and shower attachment. Built-in shower cubicle with Aqualisa electric shower unit. Ceramic tiled floor. Chrome heated towel rail.



BEDROOM (2): 12' 4" x 11' 2" (3.76m x 3.4m) Laminate wooden flooring.



BEDROOM (3): 13' 6" x 9' 3" (4.11m x 2.82m) Laminate wooden flooring.



BEDROOM (4): 12' 2" x 11' 3" (3.71m x 3.43m) Laminate wooden flooring.



BATHROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, mixer tap. Panelled bath with centrally located chrome mixer tap and shower attachment. Built-in shower cubicle with thermostatic power shower. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.



Second Floor

LANDING:

BEDROOM (5): 15' 2" x 12' 8" (4.62m x 3.86m) Laminate wooden flooring. Storage into eaves.

BEDROOM (6): 15' 2" x 12' 8" (4.62m x 3.86m) Laminate wooden flooring. Storage into eaves.



SHOWER ROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer tap, tiled splash back. Built in shower cubicle with thermostatically controlled shower unit. Extractor fan. Chrome heated towel rail. Velux window.



Outside

FRONT GARDEN: Lawned area and hedge. Brick paviour driveway and parking area. Double gates to additional parking/play area to side.

REAR GARDEN: Enclosed garden laid in lawn, mature planting. Paved patio area. Water tap. Loose pebbled areas. Outside light.

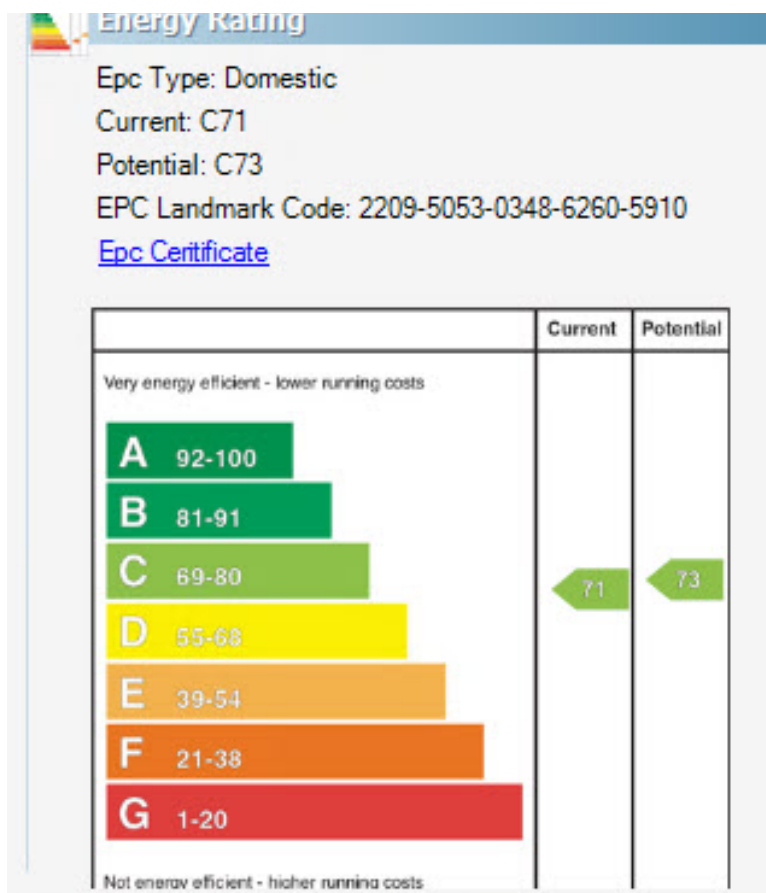
DETACHED DOUBLE GARAGE: Twin up and over doors. Light and power. Overhead storage area. Access door to side. Currently used as games room/den.





Location:

Heading countrybound on the Upper Newtownards Road, head through Dundonald Village. Turn left onto the Carrowreagh Road, the Millreagh Development is on the right hand side. No 10 is on the right.



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