



This recently built detached home has been well maintained throughout and is presented to an excellent standard with tasteful décor throughout.

The accommodation comprises a large lounge with contemporary gas fire and modern kitchen with living/dining area. There is a separate utility room and convenient ground floor w.c.

To the first floor there are three generous sized bedrooms; the main bedroom benefits from a modern en suite shower room, complemented by a luxurious main bathroom.

Externally, there is a well-manicured lawned front garden with private driveway parking and an enclosed rear garden ideal for outdoor dining or entertaining.

Of particular note is the immaculate, detached garage with additional floored storage area.

Millreagh is a popular location only a short commute to Belfast city centre with excellent transport links to Bangor, Newtownards and Holywood. It offers close proximity to local schools, amenities and shops and restaurants in Dundonald, Stormont and Ballyhackamore.

Offers Around  
£235,000

31 Millreagh,  
Dundonald,  
Belfast,  
BT16 1TJ

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Beautifully Presented Detached Property with Open Outlook to Front
- Stylish Interior Decor
- Lounge with Contemporary Gas Fire
- Modern Kitchen with Integrated Appliances Open to Living/Dining Area
- Separate Utility Room
- Ground Floor Cloakroom and W.C.
- Three Generous Sized Bedrooms, Master with En Suite Shower Room
- Luxurious Bathroom with Tasteful Tiling Detail
- Roofspace
- Gas Fired Central
- uPVC Double Glazing
- Driveway with Ample Parking Area
- Front and Enclosed Rear Garden with Lawn and Patio Area
- Detached Garage with Floored Storage Area Above
- Convenient Location to Dundonald, Stormont, Ards and Holywood and for Commuting to the City Centre

The Property Comprises:

## Entrance

Composite front door with double glazed toplight.

## Ground Floor

RECEPTION HALL: Alarm controls. Ceramic tiled floor.

LOUNGE: 14' 4" x 15' 1" (4.37m x 4.6m) Square Bay. Solid wooden floor. Contemporary wall mounted gas fire. Chrome low voltage spotlights. Dual aspect to front and side with attractive out-look over Green.



KITCHEN OPEN TO LIVING/DINING: 15' 8" x 14' 4" (4.78m x 4.37m) Range of high and low level oak units. Granite effect work surfaces. Single drainer stainless steel sink and a half sink unit, mixer tap. Integrated four ring stainless steel gas hob, stainless steel extractor fan. Integrated stainless steel oven. Integrated dishwasher. Integrated fridge freezer. Concealed lighting. Ceramic tiled floor. Low voltage spotlights. Ample living and dining space.



UTILITY ROOM: 6' 8" x 5' 7" (2.03m x 1.7m) Matching range of high and low level oak units. Granite effect work surface. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Ceramic tiled floor. Concealed Vokera gas fired boiler. Extractor fan. uPVC double glazed access door to rear garden.



CLOAKROOM and W.C. White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer taps, tiled splashback. Ceramic tiled floor. Extractor fan.

## First Floor

Oak spindle staircase to first floor.

LANDING: Built in hotpress with pressurised water cylinder, shelving. Access to roofspace.

BEDROOM (1): 11' 7" x 9' 9" (3.53m x 2.97m)

ENSUITE SHOWER ROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer tap. Feature floor to ceiling tiled splashback. Built in fully tiled shower cubicle, thermostatic shower unit. Ceramic tiled floor. Extractor fan. Chrome heated towel rail. Shaver point.



BEDROOM (2): 11' 8" x 10' 2" (3.56m x 3.1m) (Currently used as home office).



BEDROOM (3): 10' 3" x 9' 8" (3.12m x 2.95m)



BATHROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer tap, tiled splashback. Panelled bath, centrally located chrome mixer tap and shower attachment, built in Aqualisa shower unit, glass shower screen. Extractor fan. Chrome heated towel rail. Ceramic tiled floor.



Roofspace  
Not floored.

## Outside

Brick paviour driveway leading to garage to rear. Front garden laid in lawn. Enclosed rear garden with paved patio area and lawn. Outdoor light and water tap. uPVC soffits and fascia boards. DETACHED GARAGE: 21' 3" x 10' 5" (6.48m x 3.18m) Up and over door. Light and power. uPVC double glazed access door to side. Utility area to rear with access to overhead storage area - floored, light.

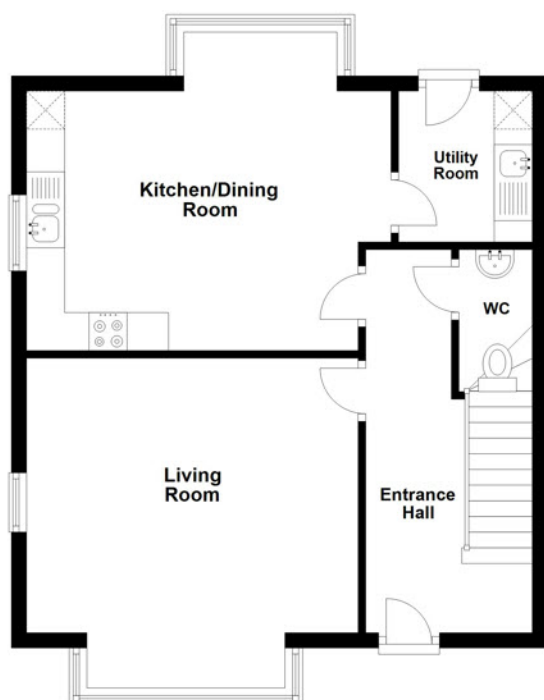


## Location:

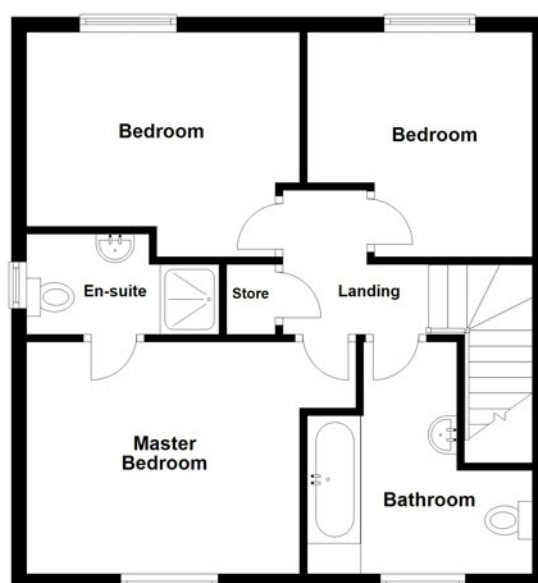
Travelling along the Upper Newtownards Road from Belfast, continue past Dundonald and turn left onto Carrowreagh Road. Turn right into Millreagh. Continue to the top of the hill to the Green and turn left. No. 31 is on the left hand side.

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**Ground Floor**



**First Floor**



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**31 Millreagh, Belfast**

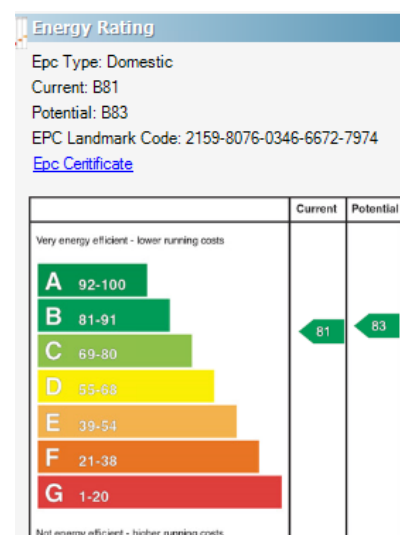
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