



With views across Billy Neill playing fields this stylish home has a private yet convenient site within the modern Millmount Development. Close to a range of local amenities including, Streamvale Open Farm, Dundonald Ice Bowl, and East Point Enterprise, it is also convenient to a range of primary and secondary schools.

Immaculately presented throughout this property comprises a large lounge, modern kitchen with dining area open to sunroom and convenient ground floor w.c, giving plenty of room for all on the ground floor.

Three bedrooms along with a master ensuite and additional family bathroom occupy the first floor, the roofspace benefits from being partially floored.

Belfast city centre can be reached in around 15 minutes and the provincial towns of Comber, Newtownards, Holywood and Bangor all fall within a similar distance.

Early viewing is highly recommended.

Offers Over
£260,000

22 Millmount Village
Park,
Dundonald,
BELFAST, BT16 1YY

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, Detached Family Home in Popular Residential Area
- Immaculate and Tasteful Decor
- Built 2016 (still under NHBC warranty)
- Three Well-Proportioned Bedrooms, Master with Ensuite
- Living Room with Feature Marble Fireplace & Double Doors to Rear
- Modern Kitchen with Solid Minerva Worktops & Appliances, Open to:
- Dining Area & Sunroom with Double Doors to Rear
- Downstairs W.C / Cloaks Area
- Family Bathroom Suite
- GFCH / uPVC Double Glazing Throughout
- Off-Street Driveway Parking for Two Vehicles
- Enclosed Rear Garden with Sunny Aspect
- Convenient Location Close to Dundonald, Comber, Newtownards, Belfast City Centre and Ulster Hospital
- Close to Walking and Cycling Routes at Comber Greenway



The Property Comprises:

Ground Floor

uPVC composite front door with glazed insets.

ENTRANCE HALL: Tiled floor.

LIVING ROOM: 17' 7" x 15' 9" (5.35m x 4.80m) Feature fireplace with solid marble surround and marble hearth. uPVC double doors to rear. Bay window.



KITCHEN OPEN PLAN TO DINING: 13' 9" x 13' 1" (4.20m x 4.00m) Modern range of high and low level units. Minerva work surfaces. Underbench oven and four ring gas hob. Extractor fan. Integrated dishwasher, integrated washing machine. Integrated fridge/freezer. Under counter lighting. Island unit with cupboard space and Minerva work surfaces. Ceramic tiled floor. Low voltage spotlights. Dining area. Open to:



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SUN ROOM: 10' 4" x 10' 6" (3.15m x 3.20m) Fully tiled ceramic floor. Low voltage spotlights. uPVC double doors to rear.



DOWNSTAIRS W.C.: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer taps. Fully tiled ceramic floor.

First Floor

LANDING: Access to partially floored roofspace and ladder. Hotpress cupboard with shelving.



BEDROOM (1): 11' 12" x 12' 6" (3.65m x 3.80m) Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer taps. Glazed shower cubicle with thermostatic shower. Chrome heated towel rail.



BEDROOM (2): 10' 2" x 9' 8" (3.10m x 2.95m)



BEDROOM (3): 8' 6" x 7' 7" (2.60m x 2.30m)



BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps. Glass shower screen and thermostatic shower. Wall-mounted mirror part tiled walls. Fully tiled floor. Chrome heated towel rail. Low voltage spotlights.



Outside

FRONT: Driveway parking, surrounding mature shrubbery and hedging.

REAR GARDEN: Enclosed rear garden laid in lawn with sunny aspect. Additional patio area. Mature shrubbery. Gate access to both sides of property. Outside light and tap. Outlook to playing fields and lake. Timber shed with power and light.





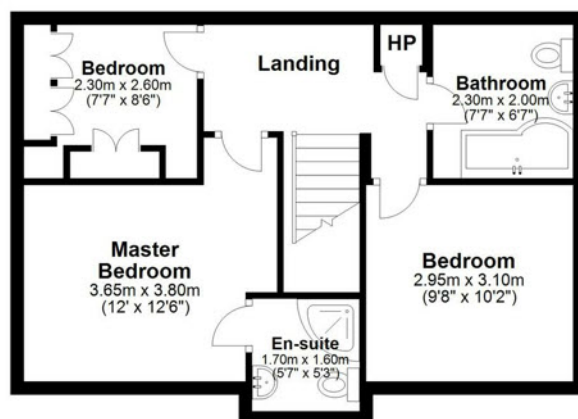
Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



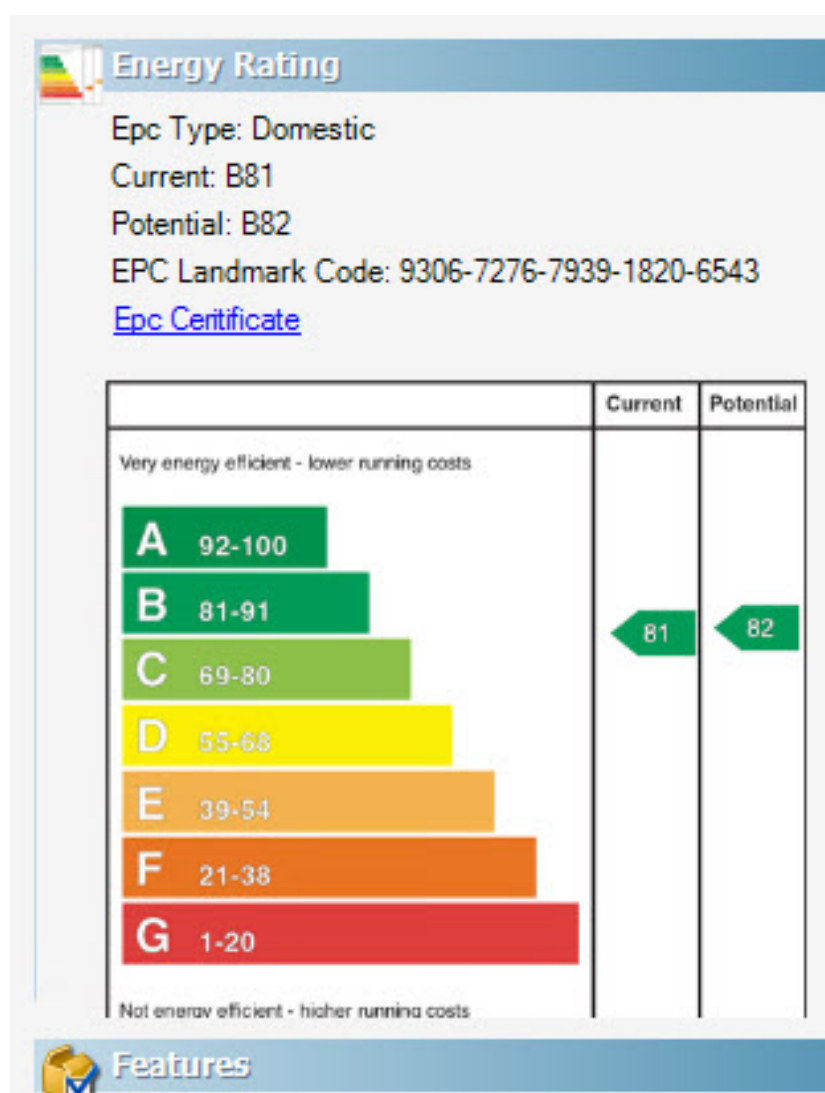
Total area: approx. 108.6 sq. metres (1169.5 sq. feet)

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

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Location:

Heading countrybound out of Dundonald on the Comber Road, pass Millars Forge and take the next left into Millmount Village.



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