



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



Apt 5 18 Mill Valley Drive , Belfast, BT14 8FE

Offers Over £135,000

A Truly Stunning First Floor Apartment Holding A Quite Cul De Sac Position Within This Highly Regarded Development.

A luxurious appointed first floor apartment set within a quite cul de sac position offering superb privacy. The accommodation comprises spacious lounge into bay, open plan fitted kitchen and luxury white bathroom suite. The apartment further offers superb en suite shower room to master bedroom, upvc double glazed windows, gas central heating and is presented to the highest possible standard. Excellent carparking within a cul de sac location with minimal maintenance charges make this an opportunity not to be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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- Stunning First Floor Apartment
- Open Plan Lounge Into Bay
- Upvc Double Glazed Windows
- Holding A Quite Cul De Sac Position
- Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms, En-Suite To Master Bedroom
- Luxury White Bathroom Suite
- Highly Regarded Development

Communal Entrance Hall

Intercom entry, ceramic tiled floor, lift.

Entrance Hall

Built-in storage, panelled radiator.

Lounge Into Bay

15'10" x 24'1" (4.83 x 7.35)

Double panelled radiator, open plan to kitchen.

Kitchen

Bowl and 1/2 drainer stainless steel lighting.

sink unit, high and low level units, formica worktop, built-in under oven, 4 ring hob, stainless steel extractor fan, integrated fridge/freezer, integrated

dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, built-in storage, recessed lighting.

Bathroom

Luxury whit bathroom suite comprising panelled bath, telephone hand set, vanity unit, low flush wc, chrome featured radiator, ceramic tiled floor, fully pvc walls, extractor fan, recessed

Bedroom

16'2" x 11'10" (4.93 x 3.63)

Double panelled radiator.

En-suite

Modern white bathroom suite comprising shower cubicle, wash hand basin, low flush wc, panelled radiator, ceramic tiled floor, extractor fan.

Bedroom

14'0" x 7'8" (4.29 x 2.36)

Double panelled radiator.

Outside

Communal gardens in shrubs and flower beds, carparking space.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

