



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



10 Mill Valley North , Belfast, BT14 8FW

Offers Over £210,000

A Fabulous Luxuriously Appointed And Beautifully Presented Modern Constructed Semi Detached Villa.

A stunning home extensively refurbished and modernised to the highest possible standard. The generously proportioned interior has been extended to create adaptable luxury accommodation over 3 floors offering 4 spacious bedrooms, master with en suite shower room, 2 reception rooms plus living/dining with open plan to modern fitted kitchen and luxury white family bathroom. The dwelling further offers utility room, furnished cloakroom, double glazed patio doors from kitchen to south facing rear garden, upvc double glazed windows, gas central heating and extensive use of wood laminate and porcelain floor coverings.

Landscaped gardens with brick paver driveway to front and south facing rear add the finishing touches to this exceptional home which is worthy of your immediate attention.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	70	73
EU Directive 2002/91/EC		

10 Mill Valley North

, Belfast, BT14 8FW



- Stunning Modern Semi Detached Villa
- Modern Integrated Kitchen With Dining Area
- Gas Central Heating
- 4 Bedrooms, Master With Ensuite Shower Room
- Utility Room, Furnished Cloakroom
- South Facing Rear Garden
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Extensively Refurbished And Modernised To The Highest Possible Standard

Entrance Hall

Composite entrance door, porcelain tiled floor, 17'11" x 19'9" (5.47 x 6.04) panelled radiator.

Utility Area

7'4" x 9'0" (2.24 x 2.75)
Single drainer stainless steel sink unit, high and low level units, formica worktops, plumbed for washing machine, tumble dryer space, partly tiled walls, porcelain tiled floor, double panelled radiator.

Rear Lobby

11'8" x 8'2" (3.58 x 2.50)
Wood laminate floor, pvc door to rear.

Garage

12'1" x 11'9" (3.70 x 3.59)
Up & over door, concealed gas boiler.

First Floor

Landing, double panelled radiator.

Furnished Cloakroom

Wash hand basin, low flush wc, panelled radiator.

Open Plan Kitchen/Dining

Bowl 1/2 black ceramic sink unit, range of high and low level units, built-in level double oven, 5 ring gas hob, extractor fan, integrated fridge/freezer, integrated washing machine, partly tiled walls, porcelain tiled floor, recessed lighting, pvc patio doors to rear.

Lounge

16'2" x 12'5" (4.93 x 3.80)
Wood laminate floor, double panelled radiator.

Second Floor

Landing, built-in storage, panelled radiator.

Bathroom

Luxury white bathroom suite comprising freestanding bath, wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

Bedroom

12'7" x 11'3" (3.86 x 3.44)
Built-in robes, wood laminate floor, panelled radiator.

Bedroom

12'1" x 8'2" (3.69 x 2.49)
Built-in storage, wood laminate floor, panelled radiator.

Bedroom

10'8" x 12'2" (3.26 x 3.71)
Panelled radiator.

En-suite

Luxury white bathroom suite comprising shower cubicle, telephone hand set and drench shower unit, vanity unit, low flush wc, chrome towel rail, fully tiled walls, pvc ceiling recessed lighting.

Bedroom

8'2" x 8'8" (2.50 x 2.66)
Built-in robes, wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front and rear in brick paver, raised area in lawn and shrubs, outside light and tap.



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.

