

## 15 Mill Valley Drive , Belfast, BT14 8FE

**Offers Over £215,000**

Magnificent Luxuriously Appointed Modern Constructed Family Home With Extensive Rear Gardens In The Most Sought After Residential Development.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed modern constructed semi detached villa holding a prime position within this most popular development. The modern interior comprises 3 bedrooms, spacious lounge into bay, fabulous integrated luxury kitchen incorporating built-under oven and 4 ring gas hob, integrated fridge/freezer, washing machine with pvc double doors to superb gardens. The modern deluxe family bathroom is complimented by a matching en-suite shower room and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows, gas central heating, superb energy rating, pvc fascia and eaves and extensive use of quality ceramic tiled covering throughout and has been presented to the highest standard possible. Landscaped gardens front, side and the extensive private rear and ample driveway parking adds the finishing touches to a superb home which will have immediate appeal - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	<b>73</b>	<b>76</b>
EU Directive 2002/91/EC		



# 15 Mill Valley Drive

, Belfast, BT14 8FE



- Luxuriously Appointed Modern Constructed Semi Detached Villa
- 3 Bedrooms Master With En Suite
- Spacious Lounge Into Bay
- Luxury Integrated Kitchen with Dining
- Deluxe White Bathroom Suite
- Downstairs Furnished Cloakroom
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Landscaped Gardens
- Highly Regarded Development

## Entrance Hall

Composite entrance door, ceramic tiled floor.

## Lounge

17'8" x 12'2" into bay (5.40 x 3.71 into bay) Attractive fireplace, tiled inset, wood laminate floor, double panelled radiator.

## Kitchen

16'4" x 12'2" at widest (4.98 x 3.71 at widest) Bowl 1/2 drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, 4 ring gas hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator, uPvc patio doors to rear.

## Furnished Cloakroom

Wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator, extractor fan

## First Floor

Landing, access to roofspace, built-in storage.

## Bathroom

Luxury white bathroom suite comprising walk-in drench shower, telephone hand set, vanity unit, low flush wc, fully tiled walls, featured radiator, ceramic tiled floor, extractor fan.

## Bedroom

12'7" x 10'5" at widest (3.86 x 3.19 at widest) Panelled radiator

## En-Suite

Modern white bathroom suite

comprising shower cubicle, drench shower, wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

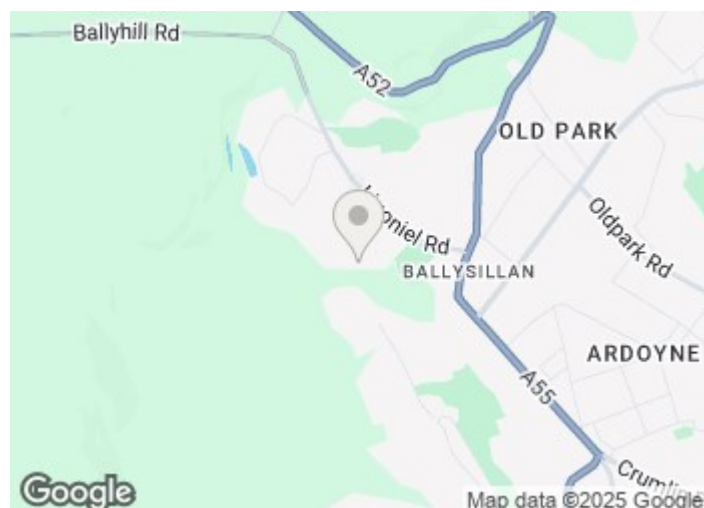
10'7" x 7'0" (3.23 x 2.15) Wood laminate floor, panelled radiator.

## Bedroom

13'5" x 8'10" (4.10 x 2.71) Wood laminate floor, panelled radiator

## Outside

Hard landscaped split level rear garden with artificial grass, stone chippings, garden shed, outside light & tap, Off Street Carparking



## 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.

