



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) 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		73	76
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

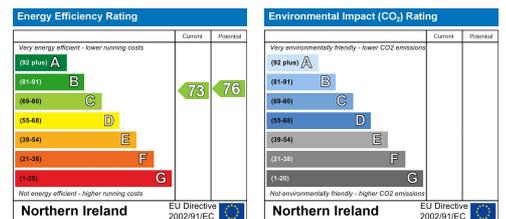


Directions



Floor Plan

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