

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



122 MILLREAGH AVENUE, BELFAST, BT16 1SU

OFFERS OVER £265,000

A beautifully presented detached property in the popular Millreagh development, built in 2014, and offering fantastic family accommodation with attractive gardens, and an additional garden room to the rear.

Comprising of bright, spacious entrance hall with attractive porcelain tiled flooring, and ground floor toilet suite. Through lounge with attractive electric fire, wood laminate flooring, recessed spotlighting, and patio doors to rear garden area. Dining room with feature wall of bespoke units, including display cabinets, and archway through to attractive kitchen, both with porcelain tiled flooring. The kitchen includes extensive range of 'Ivory white' units, and comprises range of integrated appliances including fridge/freezer, dishwasher, gas fired boiler, and partly tiled walls.

The first floor offers three well proportioned bedrooms, master including an attractive wood laminate floor, and en-suite shower room comprising of built-in shower cubicle, attractive tiled floor and chrome feature wall mounted radiator. Furthermore, family bathroom with a modern white suite, including electric shower over bath, attractive tiled floor, and chrome feature wall mounted radiator. This property further benefits from PVC double glazed windows and gas fired central heating.

The outside includes a front garden with lawn, and tarmac driveway to side. Enclosed rear garden with lawn and a recently fitted raised patio laid with Tobermore paving. Garden room, ideal as an outside office or playroom, including light and power with bi-folding doors. Sitting in an award winning development, the location is convenient to both Newtownards and Dundonald village, and further benefits from the close proximity of the glider bus service into Belfast city centre. View now to avoid disappointment!



Key Features

- Beautifully Presented Detached Property In An Award Winning Development. Built In 2014
- Lounge With Attractive Fireplace, Wood Laminate Flooring And Patio Doors To Rear Garden
- Three Well Proportioned Bedrooms To The First Floor, Master With En-Suite Shower Room
- Front Garden, Tarmac Driveway, Enclosed Rear Garden With Lawn, Raised Patio And Garden Room
- Bright Spacious Entrance Hall With Ground Floor WC And Stunning Porcelain Tiled Flooring
- Dining Room With Feature Bespoke Units, Leading To Modern Kitchen With Integrated Appliances
- Family Bathroom With Modern White Suite, Including Panelled Bath With Shower Over
- Convenient Location Close To A Range Of Local Amenities, And The Glider Bus Service To City Centre



Accommodation Comprises

Entrance Hall

Bespoke slide out storage drawers under stairs. Porcelain tiled flooring.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and low flush WC. Half tiled walls. Porcelain tiled flooring. Extractor fan.

Through Lounge

18'6 x 11'2

Attractive fireplace with electric fire, wood laminate flooring, recessed spotlighting. Patio doors to rear garden.

Dining Room

11'5 x 9'1

Range of high and low level units including display cabinets, porcelain tiled flooring. Archway to:

Kitchen

11'5 x 9'0

Modern range of high and low level 'ivory white' units, wood effect laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, cupboard with gas fired boiler, integrated fridge/freezer, integrated dishwasher, recessed spotlighting, part tiled walls, porcelain tiled flooring.

First Floor

Landing

Linen cupboard.

Bedroom 1

15'0 x 11'2

Wood laminate flooring.

En-Suite Shower Room

Modern white suite comprising shower cubicle with built-in shower, tiled walls, folding shower door, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC. Chrome feature radiator. Ceramic tiled flooring. Extractor fan.

Bedroom 2

11'6 x 9'1

Bedroom 3

11'5 x 9'1 (at widest point)

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone electric shower, shower screen, tiled splashback, pedestal wash hand basin with mixer tap, tiled splashback, and low flush WC. Chrome feature radiator. Ceramic tiled flooring. Extractor fan.

Outside

Front garden in lawn, tarmac driveway to side, enclosed rear garden in lawn and patio laid with Tobermore paving.

Garden Room

9'6 x 7'6

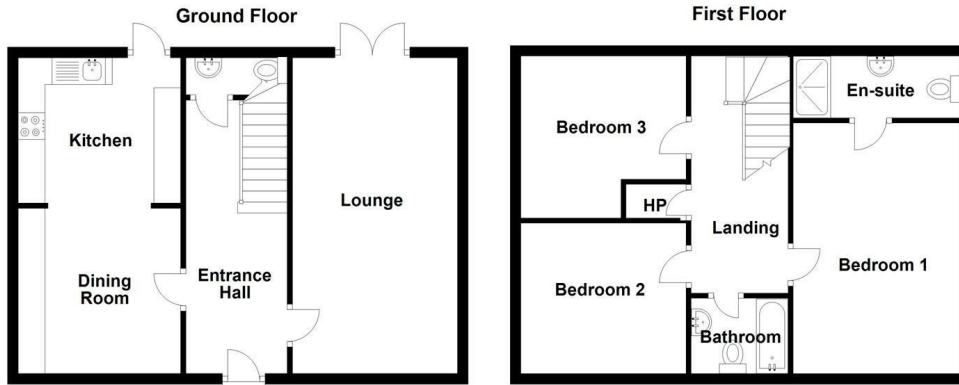
Light and power. Bi-folding door.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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	80	81
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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