

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 MILLMOUNT QUARRY AVENUE,  
DUNDONALD, BT16 1BQ**

**OFFERS AROUND £239,950**

Constructed in the last year, this stunning semi-detached home offers a bright and spacious living environment, ideal for a wide range of purchasers.

The beautiful home boasts a contemporary design with an abundance of natural light and comprises open plan kitchen to breakfast area which also opens to a rear sun room and provides a stylish and functional space. The first floor offers three bedrooms, master bedroom with an en-suite shower room, and a family bathroom with a panelled “shower bath” and partly tiled walls. To the rear of the property offers an enclosed well kept garden and patio area, with boundary wall and fencing, while the front of the property is dedicated to parking.

With its recent construction, this home offers the advantage of modern amenities and energy-efficient features. The well-designed layout maximizes space and creates a comfortable and inviting atmosphere. Sitting in a modern development, and with easy access to both Dundonald and Newtownards town centre, whether you're a first time buyer or looking to upgrade, this newly built semi-detached home is sure to impress.



## Key Features

- Stunning Recently Built Semi-Detached Home In A Convenient Location
- Modern Fitted Kitchen With Integrated Appliances, Open Plan To Breakfast Area
- Three Good Size Bedrooms To First Floor, Master With Ensuite Shower Room
- Beautifully Presented Throughout, With Modern And Energy Efficient Features
- Bright And Spacious Living Room With Feature Electric Fire And Bay Window
- Contemporary Sun Room With PVC Patio Doors Overlooking The Rear Garden
- Gas Fired Central Heating System And uPVC Double Glazed Doors And Windows
- Driveway To Front For Two Cars, And Well Kept Garden And Patio Area To Rear



### Accommodation Comprises

#### Entrance Hall

Tiled flooring.

#### Living Room

18'0 x 15'2 (into bay)

Feature electric fire. Bay window.

#### Kitchen

18'0 x 7'9

Excellent range of high and low level units, marble effect worktops and splashback, single drainer sink unit with mixer tap, oven and 4 ring hob, integrated dishwasher and washing machine, integrated fridge/freezer. Recessed spotlighting. Fully tiled floor. Open to:

#### Cloakroom

With low flush WC and pedestal wash hand basin. Fully tiled floor.

#### Sun Room

10'7 x 10'2

PVC double doors to garden. Fully tiled flooring. Recessed spotlighting.

#### First Floor

##### Bedroom 1

11'0 x 9'6

##### En-Suite

White suite comprising shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, fully tiled floor. Recessed spotlighting.

##### Bedroom 2

12'4 x 9'0

Storage cubicle.

##### Bedroom 3

8'7 x 8'6

##### Bathroom

White suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Part tiled walls, fully tiled floor. Recessed spotlighting.

##### Outside

Driveway to front for off street parking. Attractive garden in lawn to rear with patio area.



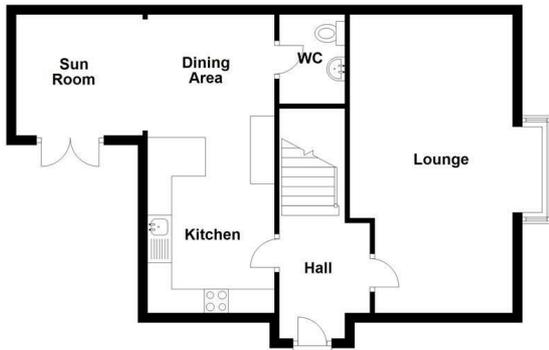




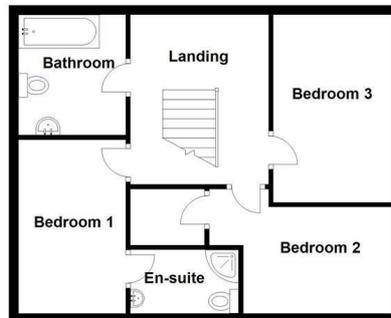




Ground Floor



First Floor



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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	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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