

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



7 MILLMOUNT GARDENS, BT16 1ZL

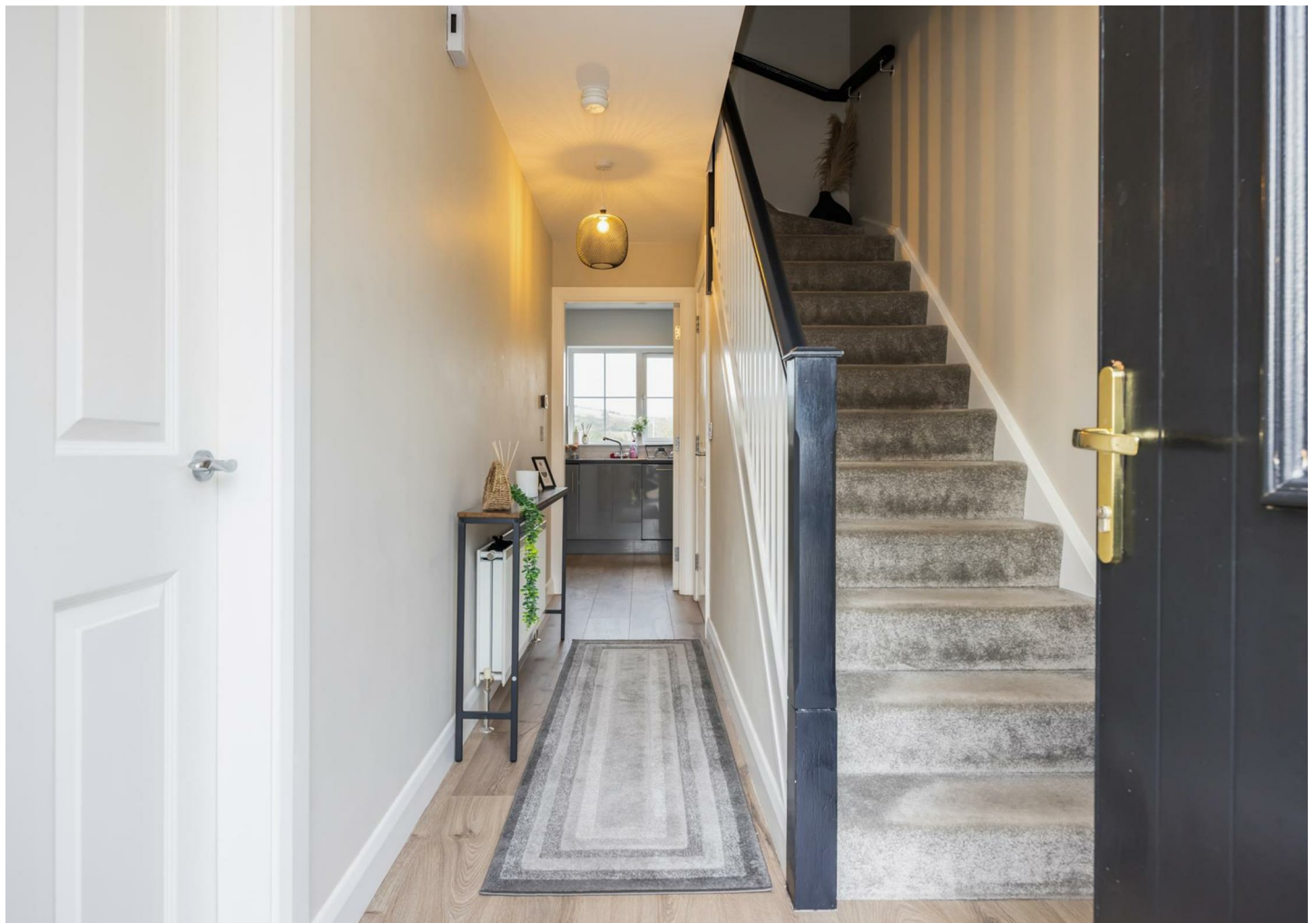
OFFERS AROUND £235,000

A beautifully presented modern semi-detached property, built approximately 8 years ago, offering fantastic accommodation with cul-de-sac position, and attractive gardens and views to the rear.

The accommodation includes bright spacious entrance hall with wood laminate flooring, and cloakroom with modern toilet suite and attractive tiling. Lounge with pot belly stove, and luxury kitchen comprising of attractive units, range of integrated appliances, and partly tiled walls. Dining area open to kitchen, and including wood laminate flooring and patio doors to rear garden.

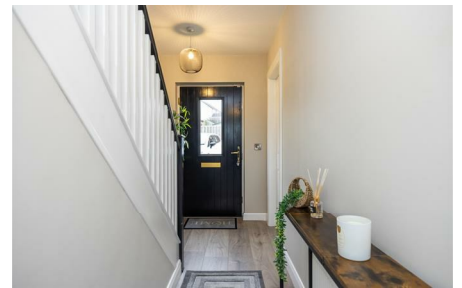
The first floor offers three well proportioned bedrooms, including primary bedroom with range of built-in wardrobes, and en-suite shower room comprising of luxury white suite, walk-in shower cubicle with built-in rainfall shower, and attractive tiling. Family bathroom with built-in shower over bath, chrome feature radiator, partly tiled walls and ceramic tiled flooring.

The front garden includes lawn with extended tarmac driveway, enclosed rear garden with lawn, patio and raised timber decking area with good size garden shed. A great property located within a recent development, and close to both Newtownards and Dundonald village, this property is perfect for families wanting to have easy access to many local amenities.



Key Features

- Semi-Detached Property Built Approx 8 Years Ago
- Bright Spacious Lounge With Pot Belly Stove
- Three Bedrooms, Primary Bedroom With En-Suite
- Rear Garden With Patio, Timber Decking And Shed
- Entrance Hall With Ground Floor Toilet Suite
- Luxury Dining Kitchen With Integrated Appliances
- Modern Bathroom With Shower Over Bath
- Convenient Location Close To Many Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, porcelain tiled flooring, recessed spotlighting, extractor fan.

Lounge

18'7" x 12'0"

Attractive fireplace with wood burning stove.

Dining Kitchen

18'3 x 11'4

Luxury range of high and low level grey gloss units, wood effect wood laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, integrated fridge freezer, integrated slimline dishwasher, integrated washer dryer, concealed gas fired boiler, part tiled walls, open to dining area with recessed spotlighting, wood laminate flooring and patio doors to garden.

First Floor

Landing

Linen cupboard.

Bedroom 1

14'6 x 10'3

Range of built-in robes with sliding doors.

En-Suite Shower Room

Luxury white suite comprising walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled splashback, sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC, ceramic tiled flooring, recessed spotlighting.

Bedroom 2

10'7 x 9'3

Bedroom 3

9'4 x 7'2

Bathroom

Modern white suite comprising panelled bath with mixer tap and shower over, tiled walls and shower screen, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, chrome radiator, ceramic tiled flooring, recessed spotlighting, extractor fan.

Outside

Small front garden with lawn and tarmac driveway. Enclosed rear garden with lawn and patio and raised timber decking with good size garden shed and boundary fence.



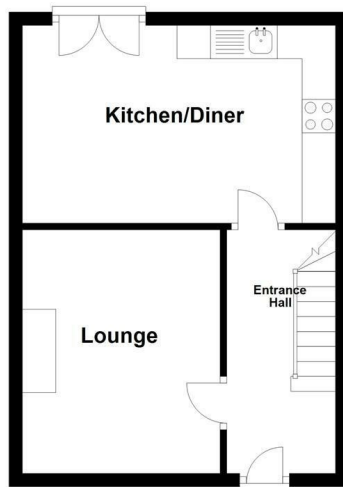




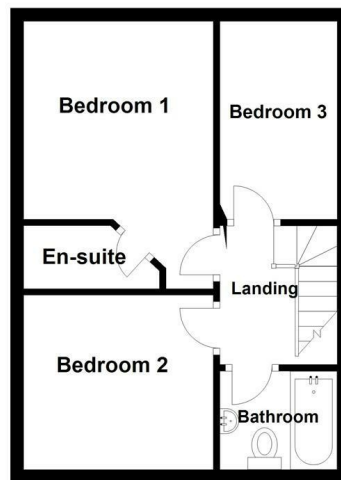




Ground Floor



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.

7 Millmount Gardens

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	82	82
	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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RENTAL DIVISION
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