

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**29 MILLMOUNT VILLAGE AVENUE, BELFAST,  
BT16 1AQ**

**OFFERS AROUND £249,950**



An excellent, recently built semi detached home in the award winning Millmount Village development, this property benefits from a corner site with sunroom, garden room and double bay driveway.

Well presented throughout, the accommodation includes entrance hall with ceramic tiled flooring, good sized lounge with bay window, attractive kitchen with built in oven and gas hob, range of integrated appliances, partly tiled walls and ceramic tiled flooring, to a generous sunroom with patio doors to rear garden. The kitchen area further benefits from recessed spotlighting and ground floor toilet suite.

The first floor offers three well proportioned bedrooms, including principle bedroom with ensuite shower room, comprising walk in shower cubicle with built in shower, and attractive tiling with recessed spotlighting. Family bathroom comprising of modern white suite, hand held shower over bath, chrome feature radiator and recessed spotlighting, partly tiled walls and ceramic tiled flooring.

Further benefits include garden in lawn, double bay driveway, and enclosed rear garden with garden room, which has insulation and electric, perfect for a home office. Situated within the development overlooking a green area, this property is both attractive throughout and located in a great position for young families with children.



## Key Features

- Newly Built Three Bed Semi Detached Property In The Millmount Village Development
- Modern Fitted Kitchen With Range of Integrated Appliances
- Family Bathroom With Modern White Suite
- Gas Fired Central Heating and PVC Double Glazing
- Bright and Spacious Lounge With Bay Window
- First Floor Benefits From 3 Well Proportioned Bedrooms With Master Ensuite
- Garden in Lawns Including Garden Room Ideal For a Home Office
- Fantastic Location for Families and First Time Buyers Alike



### Accommodation Comprises:

#### Entrance Hall

Composite front door

#### Lounge

14'8 x 18'  
(Into Bay)

#### Kitchen

17'9 x 9'9

Excellent range of high and low level units, granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, built in under oven, gas hob, stainless steel extractor fan and hood, integrated fridge freezer, integrated washer drier, concealed gas fired boiler, part tiled walls, ceramic tiled flooring, recessed spotlights, open to:

#### Sunroom

10'3 x 10'1

Ceramic tiled flooring, recessed spotlights, patio doors to garden

#### Ground Floor WC

Modern white suite comprising: pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, ceramic tiled floor, extractor fan

#### First Floor

#### Landing

#### Bedroom 1

10'9 x 9'5

#### Ensuite Shower Room

Modern white suite comprising: walk in shower cubicle with built in shower unit, fully tiled walls, sliding shower doors, pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, ceramic tiled floor, recessed spotlights, extractor fan

#### Bedroom 2

13' x 8'8

#### Bedroom 3

8'6 x 8'6

#### Bathroom

Modern white suite comprising, panelled bath with mixer taps and telephone hand shower, part tiled walls, curved shower screen, pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, ceramic tiled floor, recessed spotlights, extractor fan, feature chrome wall mounted radiator

#### Outside

Front garden in lawn, tarmac driveway to side with space for x2 cars, enclosed rear garden with paving and lawns

#### Garden Room

Insulated, running electric













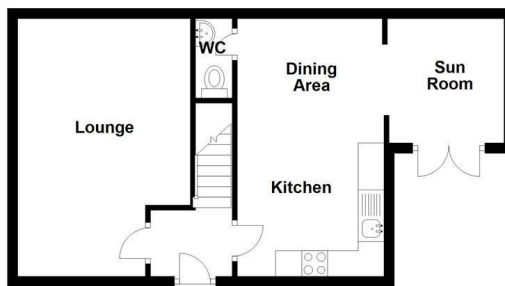




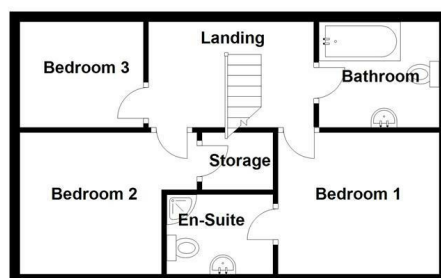




Ground Floor



First Floor



| 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 |         |                         |
| Northern Ireland                            |         | 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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