

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 MILLMOUNT VILLAGE GARDENS, BELFAST,  
BT16 1BH**

**OFFERS AROUND £279,950**



A fantastic detached home within the award winning Millmount Village Development, offering excellent family accommodation and occupying a corner site with South West facing rear garden.

The accommodation comprises entrance porch with attractive ceramic tiled flooring through to entrance hall, and ground floor toilet suite. Lounge with bay window, and feature wood burning stove with slate tile hearth. Spacious kitchen comprising attractive range of units, a range of integrated appliances, generous breakfast island, open to excellent dining area and archway to spacious sunroom, all with attractive ceramic tiled flooring and recessed spotlighting.

The first floor offers three well proportioned bedrooms including principle bedroom with ensuite shower room, including attractive tiling and recessed spotlighting. Family bathroom comprising modern white suite with shower over bath, chrome feature radiator, ceramic tiled flooring and recessed spotlighting. Furthermore, there is access from the landing to a partly floored roof space with Slingsby ladder.

Situated within the heart of the development, the gardens are both spacious and private including the South West facing garden, with patio and generous lawn, perfect position for the evening BBQ's. Furthermore, this property benefits from a front garden and driveway suitable for a family wanting to be in a recently built house in such a popular area.



## Key Features

- Three Bed Detached Family Home In The Popular Millmount Village Development
- Generous Sized Kitchen With Excellent Range of Units and Integrated Appliances
- First Floor With Three Well Proportioned Bedrooms Principle With Ensuite Shower Room
- Enclosed Rear Garden With Patio and Lawn, Tarmac Driveway to Front
- Bright and Spacious Lounge With Bay Window and Wood Burning Stove
- Additional Sunroom to Rear With Glazed Double Doors Leading To South Westerly Garden
- Family Bathroom With Modern White Suite and Ceramic Tiled Flooring
- A Fantastic Home With All The Benefits Expected With A Newly Built Property



### Accommodation

#### Comprises:

#### Enclosed Entrance Porch

Composite front door, ceramic tiled flooring, recessed spotlights.

#### Entrance Hall

Ceramic tiled flooring, cupboard under stairs.

#### Ground Floor WC

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

#### Lounge

16'6 x 12'7

(Into Bay)

Feature wood burning stove with slate tiled hearth.

#### Kitchen/Dining

23'7 x 10'6

Attractive range of high and low level units, marble effect work surfaces with upstand, inset single drainer 1 1/4 basin ceramic sink with mixer taps, built in under oven, gas hob with stainless steel splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, built in wine fridge, plumbed for washing machine, concealed gas fired boiler, breakfast island, ceramic tiled flooring, recessed spotlights, dining area with archway leading to:

#### Sunroom

10'4 x 8'3

Ceramic tiled floor, recessed spotlights, patio doors leading to rear garden.

#### First Floor

#### Landing

Access to roof space.

#### Bedroom 1

14'2 x 9'7

(At widest point)

#### Ensuite Shower Room

Modern white suite comprising: large built in shower cubicle with tiled walls, built in shower head and sliding shower door, pedestal wash hand basin with mixer taps, tiled splash back, illuminated vanity mirror, low flush WC, ceramic tiled flooring, recessed spotlights, extractor fan.

#### Bedroom 2

13'2 x 9'

#### Bedroom 3

9'6 x 9'1

#### Bathroom

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower, curved shower screen, pedestal wash hand basin with mixer taps and tiled splashback, illuminated vanity mirror, low flush WC, ceramic tiled flooring, recessed spotlights, feature chrome wall mounted radiator, built in cupboard.

### Roofspace

Slingsby ladder to partly floored roof space.

### Outside

Front garden with lawn and flower beds, good sized tarmac driveway. Enclosed south west facing rear garden with patio and generous lawn with boundary fencing. Garden shed.











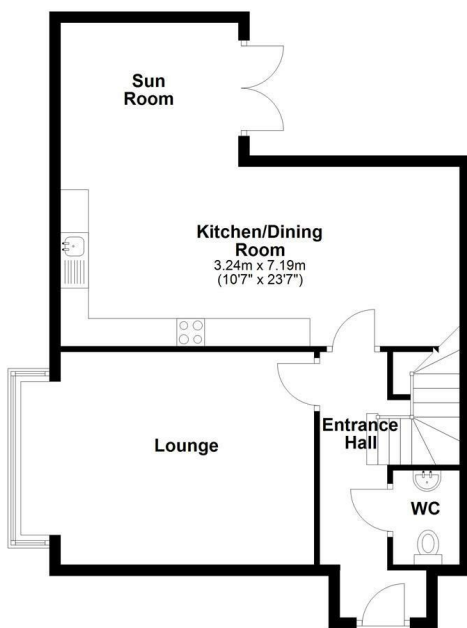




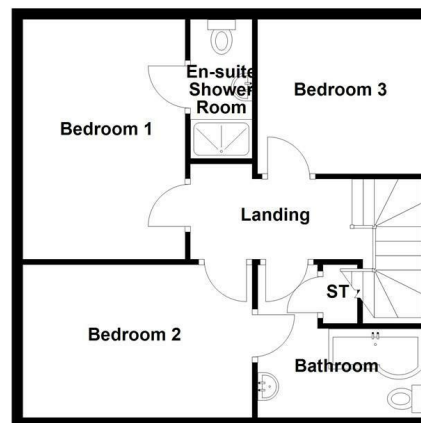




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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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