



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

1 Millreagh Heights, Dundonald,
BT16

Offers in the region of
£379,950

Reeds Rains

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EPC Rating: B

Modern detached home in this sought after location in Dundonald, within close proximity to Belfast, Holywood & Newtownards.

Main Accommodation

We are delighted to present to the open market this exceptionally well appointed detached family home.

Internally this fine property has been finished to a most exacting specification throughout by its present vendors with no expense spared to fixtures or fittings.

The bright accommodation comprises four generous bedrooms master with ensuite shower room, spacious lounge with contemporary gas fire, luxury fully integrated kitchen with ample dining and family area and family bathroom with modern white suite. Further benefits include gas central heating, ground floor cloakroom, utility room and double glazed windows and doors. Externally there a brick pavioured driveway to car parking and detached matching garage and enclosed private well gardens to side and rear.

This sought after development offers excellent convenience to the Glider park and ride facility for commuting to Belfast along with access to many of the provinces leading schools. The Ulster hospital, Stormont Parliament buildings, David Lloyd leisure and the increasing popular East point entertainment village are all easily accessible.

Properties within this development when presented to the open market will create a strong demand, in order to appreciate the many quality attributes on offer early internal appraisal is strongly recommended.

Accommodation

Composite front door to entrance porch, ceramic tiled floor.
Inner front door with glazed inset to entrance hall, ceramic tiled floor, recessed spotlights,

alarm panel.

Ground Floor Cloakroom

White suite, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, dual flush close coupled WC, under stairs storage.

Lounge

17'2" x 13' (5.23m x 3.96m)
Contemporary gas fire with marble hearth and timber mantle, recessed spotlights, dual aspect.

Snug / Study

9'4" x 8'3" (2.84m x 2.51m)
Recessed spotlights.

Luxury Fully Integrated Kitchen Open Plan To Dining And Family Area

23'7" x 12'10" (7.2m x 3.9m)
Stainless steel bowl and one half sink unit with mixer taps, excellent range high and low level units with Quartz work surfaces and upstand, concealed lighting, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, ceramic tiled floor, recessed spotlights, integrated dishwasher, integrated fridge freezer, central island with Quartz work surfaces, breakfast bar, open plan to ample dining and family area, double glazed French doors to rear garden.

Utility Room

7'2" x 5'8" (2.18m x 1.73m)
Single drainer stainless steel sink unit with mixer taps, range of units and storage cupboards, ceramic tiled floor, recessed spotlights, gas boiler, uPVC double glazed back door.

First Floor

Landing

Access to roof space.
Airing cupboard.

Master Bedroom

16'9" x 13'2" (5.1m x 4.01m)
Dual Aspect.

Ensuite Shower Room

White suite, fully tiled built in shower cubicle with Mira electric shower unit, , ceramic tiled floor, pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, chrome heated towel rail.

Bedroom Two

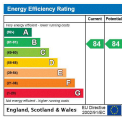
12' x 10'4" (3.66m x 3.15m)
Dual Aspect.

Bedroom Three

12'2" x 9'7" (3.7m x 2.92m)
Dual Aspect.

Bedroom Four

11'8" x 8'1" (3.56m x 2.46m)
Dual Aspect.



For full EPC please contact the branch.

Family Bathroom

With modern white suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, fully tiled built in shower cubicle with thermostatically controlled shower, chrome heated towel rail.

Outside

Brick pavioured driveway to car parking and detached matching garage, roller shutter door, light, power and side access.
Enclosed private garden to rear, lawns, barked area, brick pavioured patio area, boundary wall and fencing, outside light and tap.

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