



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	

103 Millreagh Avenue,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £275,000

 **Reeds Rains**

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103 Millreagh Avenue, Dundonald, Belfast, County Down, BT16

Asking Price: £275,000

EPC Rating: C

Ideally positioned in this popular and highly regarded residential development is this attractive three storey semi detached villa.

Internally the bright and spacious accommodation comprises three generous bedrooms master with ensuite shower room, spacious lounge, modern fitted kitchen with ample dining and family area, and family bathroom with white suite.

Additionally the property benefits from gas central heating, ground floor cloakroom and double glazed windows and doors.

Externally there is a brick paved driveway to car parking and integral garage and well tended enclosed garden to rear.

This property is only a short stroll to public transport links for city commuting. Dundonald village, the Ulster Hospital, the increasingly popular Eastpoint entertainment village and access to many schools are all easily accessible.

We have no doubt that this property will create and interest on today's market, early internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer. Ideally suitable for young professional or young family alike.

Accommodation

Front door to entrance hall, ceramic tiled floor. Stairs down to lower ground floor.

Lower Ground Floor

Access to integral garage.

Ground Floor Cloakroom

White suite, dual flush close coupled WC < wash hand basin.

First Floor

Study Area

7'5" x 5' (2.26m x 1.52m)

Spacious Lounge

17'9" x 13' (5.4m x 3.96m)

Square bay, Herringbone floor, recessed spotlights.

Modern Fitted Kitchen Open Plan To Dining And Family Area

20'2" x 11'1" (6.15m x 3.38m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, concealed lighting, ceramic tiled floor, recessed spotlights, integrated washing machine, integrated dishwasher, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, ample dining area, double glazed French doors to garden.

Half Landing

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, Aqualisa shower, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash, chrome heated towel.

Second Floor

Master Bedroom

12'5" x 12'3" (3.78m x 3.73m)

Range of built in robes with mirrored sliding doors.

Ensuite Shower Room

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, 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

12'6" x 9'5" (3.8m x 2.87m)

Bedroom Three

11'8" x 10'3" (3.56m x 3.12m)

Landing

Slingsby ladder to roof space. Airing cupboard.

Outside

Enclosed garden to rear in lawns, paved patio area, boundary wall and fencing, outside light, tap and power points, timber decking area with pergola.

For full EPC please contact the branch.

Front garden in loose stones.

Brick paved driveway to car parking for 2 cars, integral garage with roller shutter door, light and power.

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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