

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 MILLMOUNT VILLAGE HEIGHTS, BELFAST,  
BT16 1AN**

**OFFERS AROUND £235,000**

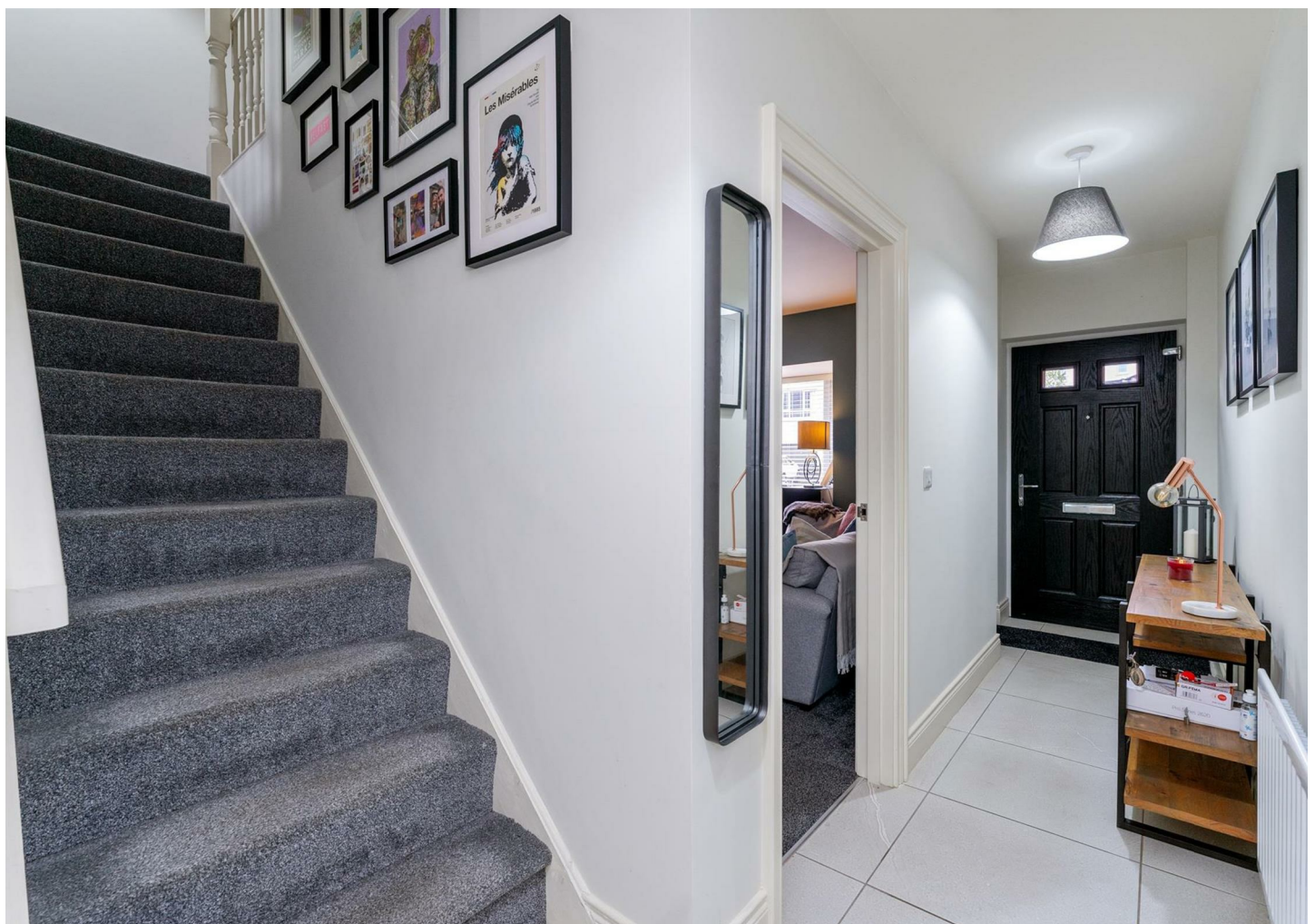


An excellent, well presented end townhouse offering modern accommodation, built only six years ago, and including South facing garden to rear and generous driveway with additional parking space.

Comprising of a bright entrance hall with ceramic tiled flooring leading to cloakroom comprising of an attractive toilet suite. Good size lounge with bay window and attractive stone fireplace, including gas fire. Generous dining kitchen comprising of extensive range of units, built-in oven with gas hob, integrated fridge freezer, partly tiled walls, ceramic tiled flooring, and open to dining area with patio doors to rear garden.

The first floor offers three well proportioned bedrooms, including master bedroom with luxury en-suite shower room, comprising of walk-in shower cubicle with built-in shower, and family bathroom comprising of modern white suite with handheld shower over bath, both with chrome feature radiator, attractive tiling and recessed spotlighting.

The outside includes small front garden with flowerbeds, generous driveway to side, enough room for at least three cars. Enclosed South West facing garden with patio area and good sized lawn, also includes large garden shed. The perfect home for first time buyers or young families wanting to get on the ladder with such a well presented property, still within it's NHBC guarantee period, and providing everything a buyer needs.



## Key Features

- Fantastic End Townhouse In A Quiet Popular Location
- Kitchen With Built-In Appliances & Dining Area
- Modern Family Bathroom With Shower Over Bath
- South West Facing Garden With Garden Shed
- Spacious Lounge With Gas Fire And Bay Window
- Three Good Size Bedrooms, Master With En-Suite
- Gas Fired Central Heating & uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled flooring.

#### Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, ceramic tiled flooring.

#### Lounge

15'1 x 13'7

(into bay) Attractive stone fireplace with gas fire.

#### Dining Kitchen

15'1 x 13'7

(at widest point) Modern range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in oven, gas hob, perspex splashback, stainless steel extractor hood, integrated fridge freezer, cupboard with gas fired boiler, part tiled walls, ceramic tiled flooring. Open to dining area. Store cupboard. Recessed spotlighting. Patio doors to garden.

#### First Floor

#### Landing

#### Bedroom 1

11'4 x 10'2

Built-in cupboard.

#### En-Suite Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower, tiled walls and sliding shower doors, 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 flowerbed. Generous tarmac driveway to side. Enclosed South West facing garden with patio and good size lawn. Large garden shed.













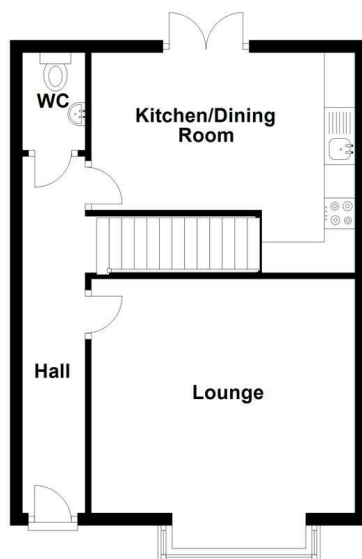




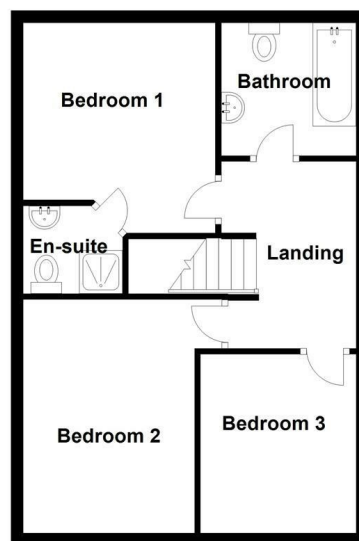




Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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.

ULSTERPROPERTYSALES.CO.UK

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