



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



23 Mill Valley Road , Belfast, BT14 8FB

Offers Over £199,950

Superb Recently Constructed Semi-Detached Villa Holding An Impressive Site Within This Popular Residential Location

A fantastic opportunity to purchase a recently constructed semi-detached family home holding a prime position within this most popular development. The contemporary interior comprises 3 bedrooms, lounge, contemporary fitted kitchen with dining incorporating built-in under oven and 4 ring hob, white family bathroom suite and downstairs furnished cloakroom with wc. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings, quality floor coverings throughout and offers maintenance free living for many years to come. Excellent off street parking and the superb private rear gardens and those stunning panoramic views to enjoy makes this a home not to be missed - Early viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	71	74
EU Directive 2002/91/EC		

23 Mill Valley Road

, Belfast, BT14 8FB



- Superb Recently Constructed Semi-Detached Villa
- 3 Bedrooms
- Lounge With Patio Doors To Rear
- Fitted Kitchen
- White Bathroom Suite
- Downstairs Furnished Cloakroom With WC
- Upvc Double Glazed Windows
- Gas Central Heating
- Private Rear Garden
- Impressive Site Within This Popular Residential Location

Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator, understairs storage, concealed gas boiler.

stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, wood laminate floor, double panelled radiator.

low flush wc, partly tiled walls, extractor fan, panelled radiator.

Lounge

17'0" x 10'5" (5.20 x 3.18)
Attractive fireplace, wood laminate floor, double panelled radiator, pvc patio doors to rear.

Kitchen

10'2" x 13'10" (3.11 x 4.23)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and 4 ring hob,

Furnished Cloakroom

Pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

First Floor

Landing, built-in storage, access to roofspace.

Bathroom

Classic white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin,

Bedroom

9'10" x 11'10" (3.02 x 3.62)
Double panelled radiator.

Bedroom

11'5" x 9'5" (3.49 x 2.88)
Panelled radiator.

Bedroom

8'2" x 7'6" (2.51 x 2.31)
Panelled radiator.

Outside

Hard landscaped rear raised garden in mature lawn, garden shed, outside tap and light.

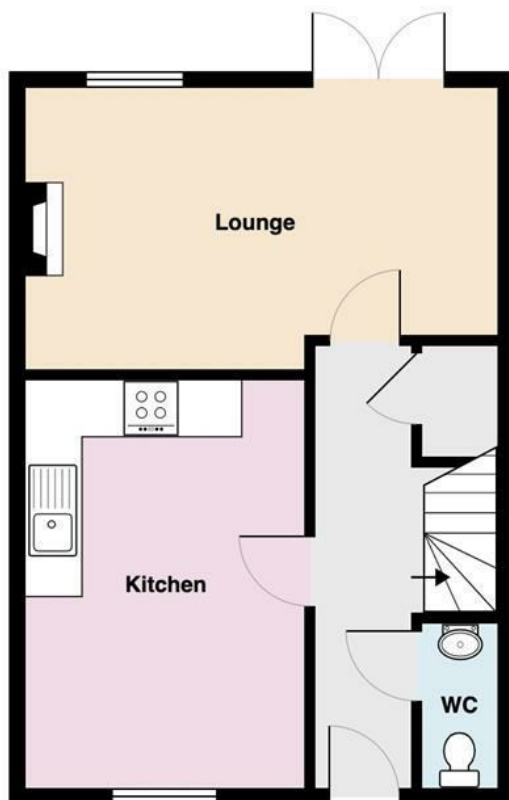


Directions

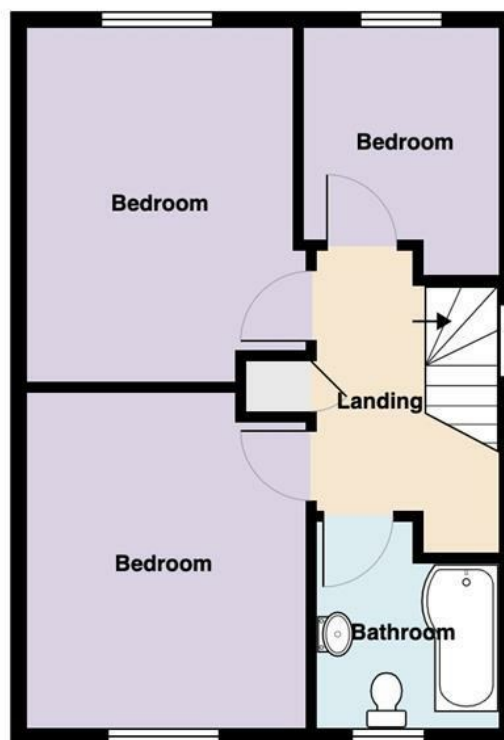


Floor Plan

23, Mill Valley Road, BELFAST, BT14 8FB



Ground Floor

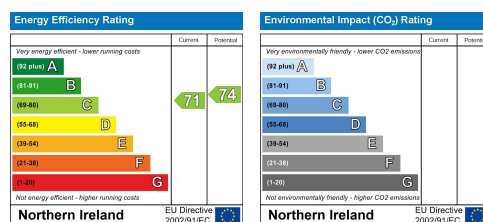


First Floor

Total Area: 76.6 m² ... 825 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark