



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 11 Mill Valley Gardens , Belfast, BT14 8FA

**Offers Around £154,950**

A Truly Stunning Ground Floor Apartment Affording Amazing City Panoramic Views.

Probably the pick of the bunch within this apartment development perfectly positioned to take full advantage of the stunning dual aspect panoramic views. Inside the generously proportioned accommodation takes full advantage of those amazing views with spacious lounge into bay, open plan luxury integrated kitchen with dining area and modern white bathroom suite. The apartment further offers en suite shower room to master bedroom, upvc double glazed windows, gas central heating, walk in storage cupboard and is presented to the highest standard. Excellent car parking within a cul de sac location makes this an opportunity not to be missed - Early Viewing is highly recommended.

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

# 11 Mill Valley Gardens

, Belfast, BT14 8FA



- Stunning Ground Floor Apartment
- 2 Bedrooms, Master Bedroom With En-Suite
- Spacious Open Plan Lounge Into Bay
- Luxury Integrated Kitchen
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Cul De Sac Position
- Communal Gardens Ample Parking
- Panoramic Views

## Communal Entrance Hall

Intercom entry.

## Entrance Hall

## Inner Lobby

Walk-in storage, panelled radiator.

## Lounge

23'0" x 17'1" into bay (7.03 x 5.22 into bay)

Intercom, double panelled radiator, open plan, panoramic views over Belfast City.

## Kitchen

Bowl and half drainer stainless steel sink unit, high and low level units, formica worktops, built-in

under oven, stainless steel splashback, stainless steel canopy extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher, concealed wall mount gas boiler, ceramic tiled floor, recessed lighting.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, pedestal wash hand basin, low flush wc, partly tiled walls, extractor fan, ceramic tiled floor, featured radiator, recessed lighting.

## Bedroom

11'7" x 9'10" (3.55 x 3.02)

Double panelled radiator.

## En-suite

Modern white bathroom suite comprising shower cubicle, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan.

## Bedroom

9'11" x 10'0" (3.04 x 3.06)

Double panelled radiator

## Outside

Communal gardens in lawn, carparking space.



## Directions





Floor Plan

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