



2 Mill Valley Way, Belfast, BT14 8LH

Offers Over £259,950

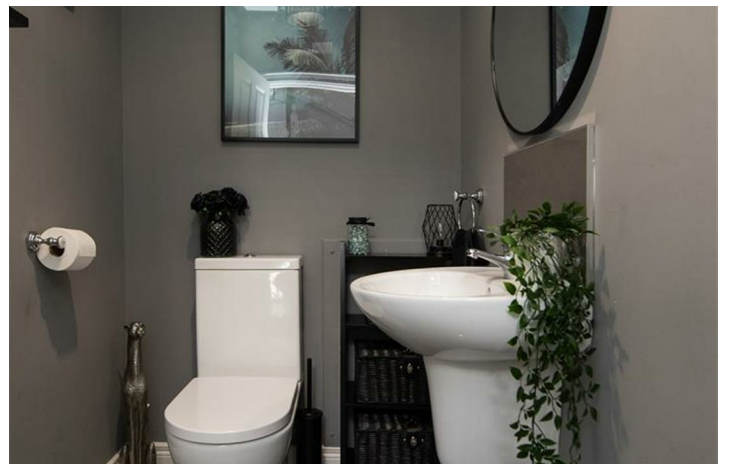
- Three storey detached villa in highly popular residential location
- First floor lounge
- Open plan casual dining area with French doors to rear
- Double glazing in uPVC frames / Gas fired central heating
- Garden to rear accessed from kitchen
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with integrated appliances
- Modern white bathroom suite with separate shower cubicle
- Integral Garage (currently used as a Playroom)
- Highest presentation throughout

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An excellent opportunity to purchase this beautifully presented detached villa in a highly popular residential location. The property offers excellent family accommodation over 3 floors and has recently converted the integral garage on the ground floor into an additional spacious bedrooms or family room. We strongly recommend early viewing to fully appreciate all this home has to offer.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Polished porcelain tiled flooring, understairs storage

INTEGRAL GARAGE (CURRENTLY USED AS PLAYROOM)

19'8" x 11'7"

Herringbone style flooring, French doors, understairs storage, Worcester gas boiler

FIRST FLOOR

Landing

KITCHEN

19'0" x 7'7"

Range of high and low level shaker style units, granite worksurfaces, built in double oven and gas hob unit, extractor fan and canopy, integrated fridge freezer, integrated dishwasher, wall tiling, polished porcelain tiled flooring.

Casual dining area with French doors to rear

CLOAKS

Low flush W/C, half pedestal wash hand basin, tiled splashback, polished porcelain tiled flooring, extractor fan

LOUNGE

19'0" x 12'3"

SECOND FLOOR

LANDING

Built in storage, access to roofspace

BEDROOM (1)

12'1" x 11'10"

ENSUITE SHOWER ROOM

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, low flush W/C, fully tiled walls, polished porcelain tiled flooring, chrome heated towel rail, extractor fan

BEDROOM (2)

11'5" x 8'7"

BEDROOM (3)

9'10" x 7'9"

Laminate wood flooring

BATHROOM

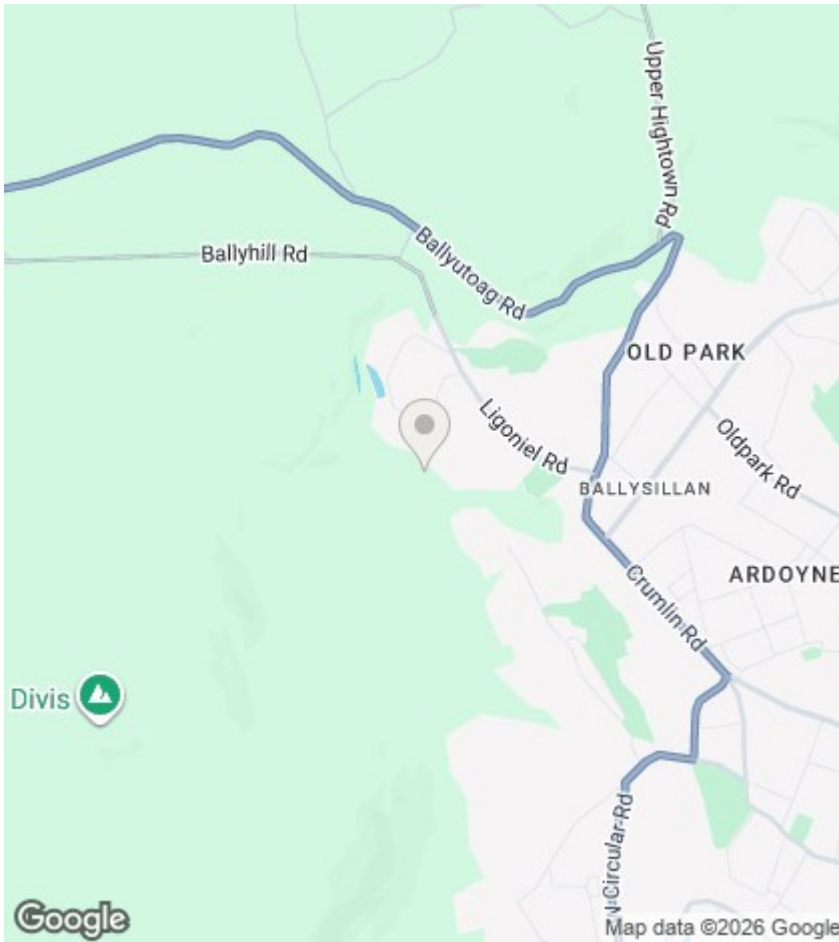
Modern white suite comprising panelled bath, glazed shower cubicle with thermostatic controlled shower,

low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan

OUTSIDE

Front: In lawn, tarmac driveway

Rear: In lawn, garden, paved patio area, outside light and tap



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	