



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



79 Mill Valley Way , Belfast, BT14 8LH

Offers Over £215,000

Magnificent Luxuriously Appointed Recently Constructed Family Home With Extensive Rear Gardens.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed semi detached villa holding a prime position within this most popular development. The modern interior comprises 3 bedrooms, spacious lounge, fabulous integrated luxury kitchen incorporating built-under oven and 4 ring gas hob, integrated fridge/freezer, washing machine/dryer, dishwasher, breakfast bar with pvc double doors to superb gardens. The modern deluxe family bathroom is complimented by a matching en-suite shower room and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows, gas central heating, superb energy rating, pvc fascia and eaves and quality floor coverings and has been presented to the highest standards throughout. Landscaped gardens front, side and the extensive private rear with feature raised decking and delightful views and ample driveway parking adds the finishing touches to a superb home which will have immediate appeal - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		

79 Mill Valley Way

, Belfast, BT14 8LH



- Magnificent Recently Constructed Family Home
- 3 Bedrooms Master With En-Suite
- Spacious Lounge
- Luxury Integrated Kitchen with Dining
- Deluxe White Bathroom Suite
- Downstairs Furnished Cloakroom
- Gas Fired Central Heating
- Upvc Double Glazed Windows & Exterior Doors
- Extensive Rear Gardens
- Highly Regarded Development

Entrance Hall

Composite entrance door, external light, ceramic tiled floor, panelled radiator, under stairs storage.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, panelled radiator, ceramic tiled floor, extractor fan.

Lounge

15'10" x 10'8" into bay (4.85 x 3.26 into bay) Wall mounted electric fire, Lvf flooring, double panelled radiator.

Kitchen

18'1" x 6'9" (5.52 x 2.06)
Bowl and a half single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and 4 ring gas hob, stainless steel splash back, stainless steel extractor fan, integrated dishwasher, washing machine/ dryer, integrated fridge/freezer, breakfast bar,

concealed gas boiler, ceramic tiled floor, recessed lighting, double panelled radiator, uPvc double glazed double doors.

Dining Area:

First Floor

Landing, Access to roofspace via slingsby style ladder, panelled radiator, storage cupboard.

Bathroom

Modern white suite comprising panelled bath with shower screen, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, chrome radiator, extractor fan.

Bedroom 1

13'2" x 9'10" (4.03 x 3.01)
Double panelled radiator.

En-Suite

White suite comprising shower cubicle, thermostatically controlled shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

Bedroom 2

12'9" x 6'8" (3.91 x 2.04)
Built-in storage, panelled radiator.

Bedroom 3

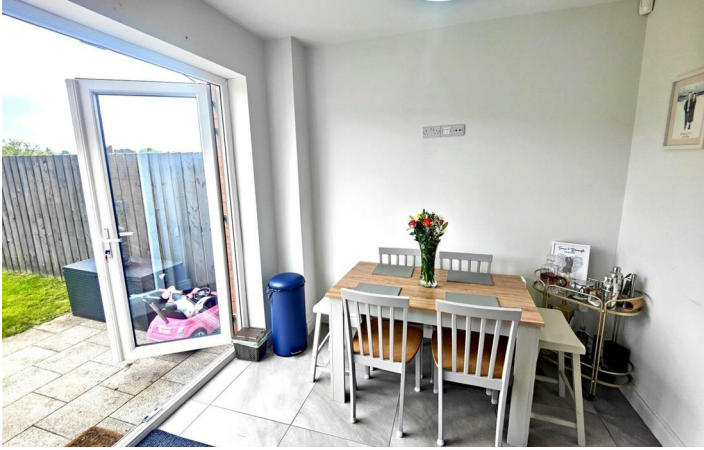
10'5" x 9'4" (3.18 x 2.87)
Double panelled radiator.

Outside

Front garden in lawn. Ample driveway parking. Rear in paved patio, mature lawn, vertical panel fencing, raised timber decking, outside light and tap.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

