

GERARD MCCLINTON

ESTATE AGENT



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18 Mill Valley Place, Belfast, BT14 8FX

Offers in the region of £269,000



I am thrilled to present this exceptional three-storey semi-detached home, a truly standout property within the highly sought-after Mill Valley development. Set in an elevated position at the foot of Wolf Hill, the home commands breath-taking panoramic views across Belfast and beyond, while benefiting from a superbly convenient location just four miles from the city centre and close to leading schools, amenities, parks and leisure facilities.

Internally, the home has been finished to an outstanding specification, with no expense spared in its transformation. Every detail has been carefully considered to create a refined, contemporary living space that is quite simply one of a kind in the area. The entrance hall immediately sets the tone, leading to a utility room and an impressive garage conversion to a bespoke cinema room arranged delivers a unique home-theatre experience.

The first floor hosts a stylish newly fitted WC, an elegant living room featuring a luxurious media wall with flame-effect fire, and a separate stunning

- Substantially Upgraded three-storey semi-detached home with bright, spacious family accommodation
- Statement Shaker kitchen with waterfall stone island and premium integrated appliances
- Luxury Bathroom Suite with Built in Anti Steam Television
- Integral Garage Converted to Cinema Room With Raised Seating Area
- Beautiful living room with Herringbone flooring, ornate corning and fluted wood feature wall with flame-effect fire
- 4 Bedrooms - Principal bedroom with contemporary en-suite and rainfall shower
- Utility Room & Separate WC
- PVC double glazing with elegant white shutters throughout & Recently Installed Valliant Gas Heating Boiler with Nest Controls

