



## 8 Millmount Quarry Avenue

Dundonald, BT16 1BQ

Offers over £265,000



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Composite Front Door

Hallway

Ceramic tiled floor.

Lounge

17'11" x 12'1" (5.48 x 3.70)

into bay window. Laminated wooden flooring.

Dining Room

9'3" x 8'0" (2.84 x 2.46)

Ceramic tiled floor.

Kitchen

9'6" x 9'6" (2.92 x 2.92)

One and a half bowl white ceramic sink unit with mixer tap, excellent range of high and low level units with brass door furniture. Four ring gas hob and built in electric oven, stainless steel splash back and stainless steel chimney extractor. Laminated work surfaces and matching upstands. Integrated dishwasher, washing machine and fridge freezer. Ceramic tiled floor.

WC

Pedestal wash hand basin with chrome mixer taps. Low flush WC, ceramic tiled floor.

Sun Room

11'1" x 10'9" (3.39 x 3.30)

Ceramic tiled floor, recessed low voltage lights, Upvc door to rear garden.

First Floor Landing

Bedroom 1

10'11" x 9'7" (3.35 x 2.93)

En-Suite

5'11" x 5'6" (1.82 x 1.70)

Fully tiled corner shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with chrome mixer taps, low flush WC, ceramic tiled floor.

Bedroom 2

12'3" x 8'10" (3.74 x 2.71)

Bedroom 3

8'7" x 8'7" (2.64 x 2.63)

Bathroom

6'6" x 6'4" (2.00 x 1.95)

White suite comprising bath with chrome mixer taps and telephone hand shower with curved shower screen, Low flush WC, Pedestal wash hand basin with chrome mixer taps and tiled splash back. Heated towel radiator, ceramic tiled floor.

OUTSIDE

Enclosed rear garden with patio area and lawns laid on grass, driveway with car parking for 2 cars.

DISCLAIMER

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 the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.

Tel: 02895217587



## Road Map



## Hybrid Map



## Terrain Map



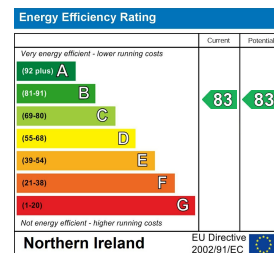
## Floor Plan



## Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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