



## *The Spinner*

18 Milfort Mews, Dunmurry, BT17 9JE

Asking Price £89,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

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## KEY FEATURES

- Well Presented Ground Floor Apartment Located Within The Spinner Development at Milfort
- Excellent Finish Throughout
- Open Plan Living Room/Kitchen With Access To Rear Communal Patio Area
- Well Appointed Bathroom With Fitted White Modern Sanitary Ware
- Two Double Bedrooms (Master With Ensuite)
- Phoenix Gas Central Heating
- Double Glazed Windows
- Secure Basement Car Parking
- Located In Close Proximity to Motorway Networks, Dunmurry Train Station & Belfast City Centre



## SUMMARY

Excellent ground floor apartment ideally located within walking distance of Dunmurry Village offering a wide range of local amenities and services. This development at Milfort offers superb modern living in a highly sought after residential location. Superb transport links on your doorstep with regular bus services and Dunmurry Train Station within walking distance.

Internally the property comprises of a bright and spacious open plan living/kitchen/dining area with modern fully fitted kitchen, two generous sized bedrooms (master with ensuite) and a well-appointed bathroom in white suite. The property further benefits from gas fired central heating, double glazed windows and secure basement car parking.

Viewing Highly Recommended to Fully Appreciate This Fine Apartment. To book a viewing please contact our office on 02890 308855.



## THE PROPERTY COMPRISES

### COMMUNAL ENTRANCE HALL:

Ceramic tiled floor.

### ENTRANCE HALL:

Wooden door entrance hall. Storage cupboard, plumbed for washing machine and gas boiler.

### LIVING ROOM/KITCHEN 20' 8" x 13' 3" (6.3m x 4.04m)

Excellent range of high level and low level units Single drainer stainless steel sink unit with chrome mixer tap. Integrated electric oven with 4 ring gas hob and extractor over. Plumbed for dishwasher. Partly tiled walls. Ceramic tiled floor. Formica work surfaces.

### BEDROOM (1): 16' 8" x 11' 6" (5.08m x 3.51m)

Built in storage

### ENSUITE SHOWER ROOM:

Shower cubicle with thermostatically controlled shower. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Partly tiled walls. Extractor fan.

### BEDROOM (2): 9' 9" x 9' 3" (2.97m x 2.82m)

### BATHROOM:

Modern white suite comprising of panel bath, low flush WC, wash hand basin, heated towel rail, ceramic tiled floor, fully tiled walls and extractor fan.

### Outside

Communal garden areas.

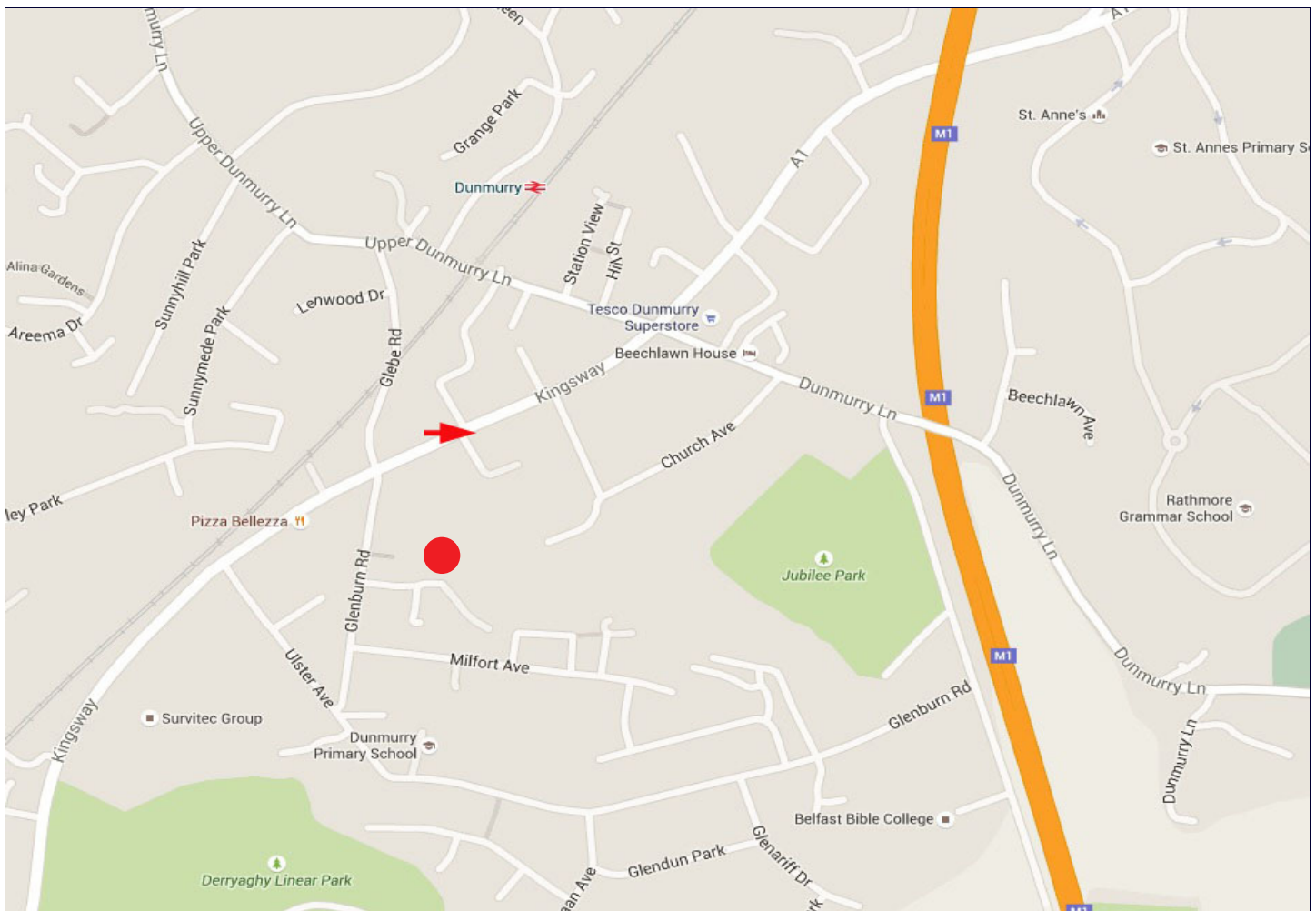
Secure basement car parking.











Travelling on Kingsway turn left onto Glenburn Road and then left onto Milford Avenue. Milford Mews is on your left hand side.

## EPC

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	77	79
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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