



Constructed only 5 years ago, this semi-detached home has been well maintained and is presented to an excellent standard with tasteful décor throughout.

The accommodation comprises a spacious lounge, modern kitchen with integrated appliances open to living/dining room, plus a convenient ground floor w.c.

To the first floors there are three double bedrooms, with the principal bedroom benefiting from a contemporary ensuite shower room. There is also a luxurious main bathroom.

Of particular note is the large rear garden, ideal for entertaining. There is also driveway parking for several cars.

Offers Over  
£245,000

72 Millreagh Avenue,  
Dundonald,  
BELFAST,  
BT16 1SU

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Superb, Semi-Detached Home in Cul De Sac Location
- Immaculately Presented throughout / 5 Year Old Build
- Still Under NHBC Warranty
- Bright & Spacious Living Room
- Modern Kitchen with Appliances, Open to:
- Dining & Living Area, Double doors to Rear
- Downstairs W.C.
- Three First Floor Bedrooms, Principal with Ensuite
- Family Bathroom with White Suite
- GFCH / uPVC Double Glazing Throughout
- Driveway Parking for 3/4 Vehicles
- Easy Commute to Belfast City / Great Public Transport Links
- Fantastic Amenities in Dundonald Village, Schools and Parks
- Excellent EPC Rating

The Property Comprises:

Composite front door with glazed side panels to:

Ground Floor

ENTRANCE HALL: Tiled flooring.

DOWNSTAIRS W.C.: Dual flush W.C. Wash hand basin with mixer tap. Tiled flooring.



LIVING ROOM: 13' 1" x 16' 4" (4m x 4.98m) Outlook to front.



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KITCHEN: 7' 9" x 11' 12" (2.36m x 3.65m) Range of high and low level units, work surfaces. Stainless steel single drainer sink unit with chrome mixer tap. Underbench over, 4 ring gas hob above. Extractor. Integrated dishwasher, integrated washing/dryer, integrated fridge/freezer. Tiled flooring. OPEN TO:



LIVING/DINING 13' 1" x 11' 8" (4m x 3.56m) Tiled floor. uPVC double doors to rear. Storage cupboard.



## First Floor

LANDING: Access to roofspace. Hotpress cupboard with shelving.

PRINCIPAL BEDROOM 13' 3" x 12' 4" (4.04m x 3.77m) Feature wall with wood panelling. Built in wardrobe space. Door to:

ENSUITE SHOWER ROOM: Dual flush W.C. Wash hand basin with chrome mixer tap and tiled splashback. Chrome heated towel rail. Tiled shower enclosure with thermostatic shower. Tiled flooring.



BEDROOM (2): 11' 5" x 11' 6" (3.49m x 3.51m) Feature wall with wood panelling. Outlook to rear.



BEDROOM (3): 9' 1" x 7' 8" (2.77m x 2.33m)



BATHROOM: White suite comprising: Dual flush W.C. Wash hand basin with chrome mixer tap. Panelled bath with chrome mixer taps. Shower enclosure with thermostatic shower. Tiled flooring.



## Outside

FRONT: Driveway parking for up to 4 vehicles.

REAR: Enclosed rear garden laid in lawn with sunny aspect. Additional patio area. Flowerbed.

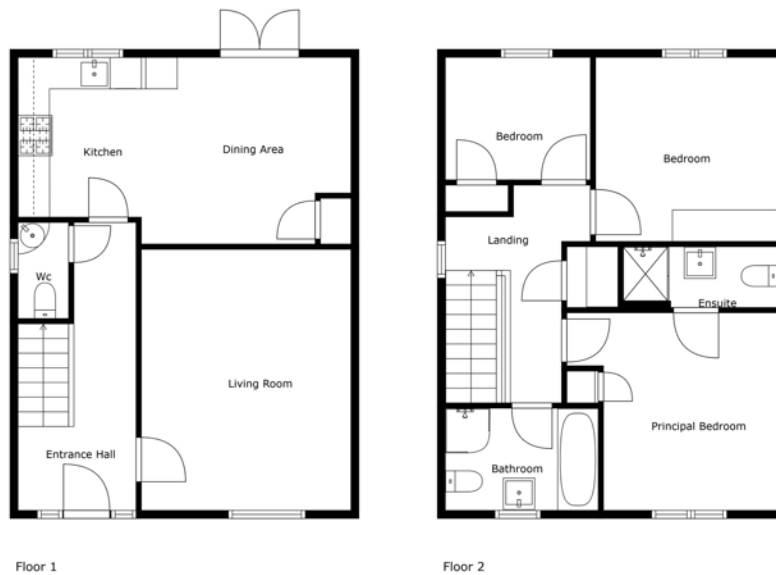
Outside tap. Outside light.

Management fee: £120 per annum.



## Location:

Travelling from the Upper Newtownards Road go through Dundonald Village and turn left at the lights onto the Carrowreagh Road, turn right into Millreagh, continue through driving around the green area, take the third left and then the first left.



Sizes And Dimensions Are Approximate. Actual May Vary.

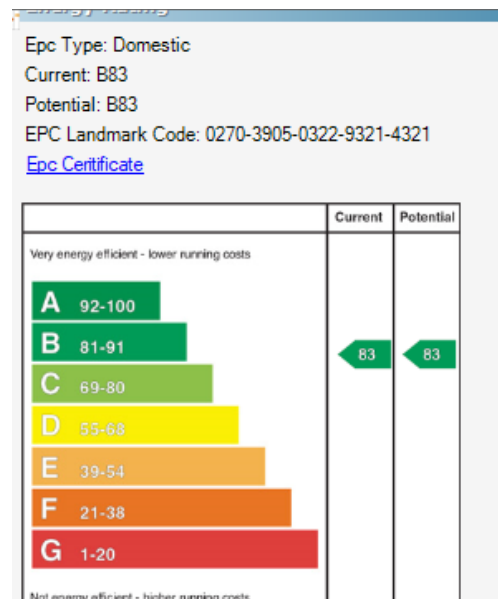
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