

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



3 MILLREAGH HEIGHTS, BELFAST, BT16 1TP

OFFERS AROUND £335,000

A beautifully presented, family home, within the ever popular Millreagh development, built within the last ten years and occupying a corner site with generous South West facing rear garden, and detached garage.

This excellent detached property offers everything a family needs, including generous entrance hall with cloakroom, comprising of toilet suite. Attractive double glazed doors to a good size lounge with attractive fireplace and patio doors to garden. Separate dining room with bay window and recessed spotlighting. Excellent kitchen comprising of range of units, wood block worktops with Belfast sink, attractive tiling, and recessed spotlighting. Further benefits include utility with matching units and attractive tiling.

The first floor offers four double bedrooms, two comprising of attractive wood laminate flooring, and master bedroom including a modern en-suite shower room with built-in shower cubicle, and attractive tiling. Further benefits include a generous family bathroom comprising of modern white suite with panelled bath and walk-in shower cubicle, partly tiled walls and ceramic tiled flooring.

Situated on a corner site, the property benefits from an excellent South West facing garden with lawn and superb entertainment area, benefiting from a large timber decking area and solid roof, open to the West for the evening sun. A great family home in a great development, close to both Dundonald village and Newtownards town centre, easy commute to many schools not to mention the ever popular express Glider bus service into Belfast city centre.



Key Features

- Excellent Detached Family Home In A Popular Residential Development
- Kitchen With Wood Block Worktops, Belfast Sink & Ceramic Tiled Flooring
- Family Bathroom With Panelled Bath And Separate Walk-In Shower Cubicle
- South West Facing Garden With Large Decking Area With Solid Roof
- Spacious Lounge With Attractive Fireplace And Patio Doors To Garden
- Four Double Bedrooms, Master Bedroom With En-Suite Shower Room
- Gas Fired Central Heating System And Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities & Bus Routes



Accommodation Comprises

Enclosed Entrance Porch

Ceramic tiled flooring.

Entrance Hall

Cloakroom

Modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, and low flush WC. Ceramic tiled flooring. Extractor fan.

Lounge

18'2 x 12'2

With glazed double doors.

Dining Room

14'2 x 11'6

(into bay) Recessed spotlighting.

Kitchen

14'6 x 9'9

Attractive range of high and low level units, wood block work surfaces with inset Belfast sink and mixer tap, space for gas range cooker and extractor hood, space for fridge freezer, integrated dishwasher, part tiled walls, recessed spotlighting, ceramic tiled flooring.

Utility Room

9'9 x 5'3

Matching range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, concealed gas fired boiler, space for dryer, part tiled walls, recessed spotlighting, extractor fan, ceramic tiled flooring.

First Floor

Landing

Hotpress.

Bedroom 1

12'7 x 12'2

(at widest point)

En-Suite Shower Room

Modern white suite comprising built-in shower cubicle with built-in shower, tiled walls and folding shower door, wash hand basin with mixer tap and tiled splashback and low flush WC. Ceramic tiled flooring, extractor fan.

Bedroom 2

12'6 x 9'8

(at widest point) Wood laminate flooring.

Bedroom 3

11'6 x 9'7

Wood laminate flooring.

Bedroom 4

10'1 x 9'9

Bathroom

Modern white suite comprising panelled bath with mixer tap, handheld shower and jets, tiled splashback, walk-in shower cubicle with electric shower, tiled walls and folding shower door, pedestal wash hand basin with mixer tap and tiled splashback, low flush WC. Ceramic tiled flooring. Extractor fan. Chrome radiator.

Outside

Tarmac driveway and small front garden. South West facing garden with lawn to rear and large timber decking area with solid roof.

Detached Garage

21'4 x 10'3

Light and power. Roller shutter door.



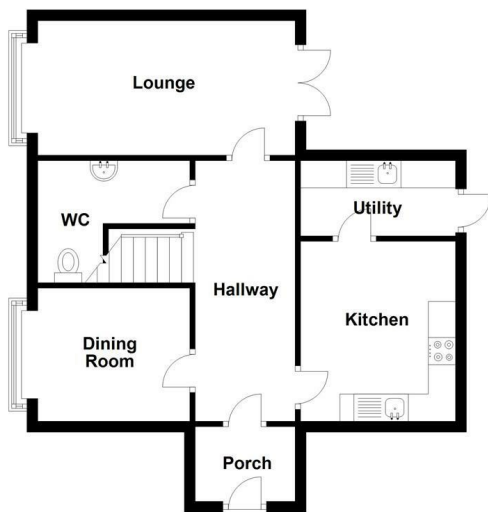




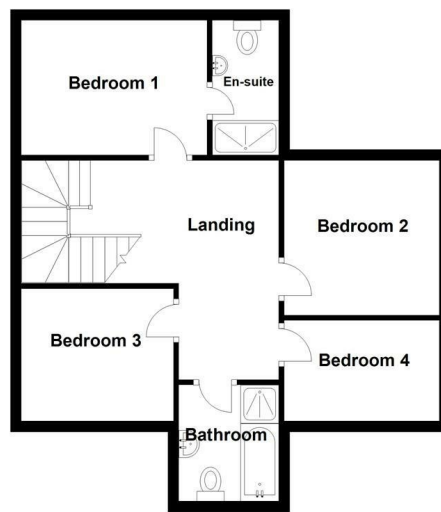




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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