



## Apt 2 18 Mill Valley Drive , Belfast, BT14 8FE

**Offers In The Region Of  
£128,500**

A Stunning Ground Floor Apartment Holding A Quiet Cul De Sac Position With Delightful Aspect In This Highly Regarded Development.

A beautifully appointed ground floor apartment set within a quiet cul de sac position offering superb privacy and delightful aspect and views. Internally the generously proportioned accommodation comprises spacious lounge into bay with views to Belfast, open plan contemporary fitted kitchen with dining area and walk-in storage and modern white bathroom suite. The apartment further offers superb en suite shower room to master bedroom, upvc double glazed windows, gas central heating, extensive use of wood laminate and ceramic floor coverings and is presented to the highest possible standard.

With excellent carparking and delightful views all within a quiet cul de sac location with minimal maintenance charges/low outgoings making this an ideal purchase for the downsizer, investor or professional buyer alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# Apt 2 18 Mill Valley Drive

, Belfast, BT14 8FE



- Stunning Ground Floor Apartment With Views
- Open Plan To Spacious Living Area
- Contemporary White Bathroom
- Superbly Priced Luxury Apartment
- 2 Double Bedrooms, Master With En-Suite
- Gas Central heating, Excellent Energy Rating
- Excellent Carparking
- Luxury Fitted Kitchen with Dining
- Upvc Double Glazed Windows
- Communal Gardens

## Communal Entrance Hall

Intercom entry, ceramic tiled floor

## Entrance Hall

Wood laminate floor, built-in storage, panelled radiator.

## Lounge Into Bay

16'9" x 14'4" (5.12 x 4.37)

Wood laminate floor, intercom, panelled radiator,

Open plan

## Kitchen

12'5" x 9'2" (3.80 x 2.80)

Bowl and a half single drainer stainless stainless sink unit, extensive range of high and low level units, formica worktops,

built-in under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for washer/dryer, concealed gas boiler, ceramic tiled floor, recessed lighting.

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, partially tiled walls, recessed lighting, ceramic tiled floor, feature radiator.

## Bedroom

12'5" x 8'9" (3.80 x 2.69)

Panelled radiator.

## Master Bedroom

14'9" x 10'0" (4.52 x 3.05)

Panelled radiator.

## En-Suite Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled shower telephone hand shower unit, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, feature radiator, recessed lighting.

## Outside

Communal gardens in mature lawn, shrubs and flower beds, extensive communal carparking.

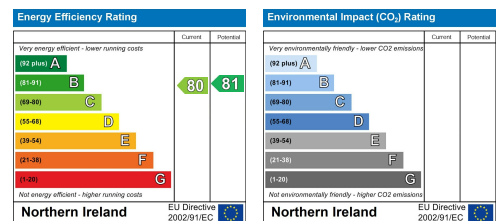


## Directions



# Floor Plan

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