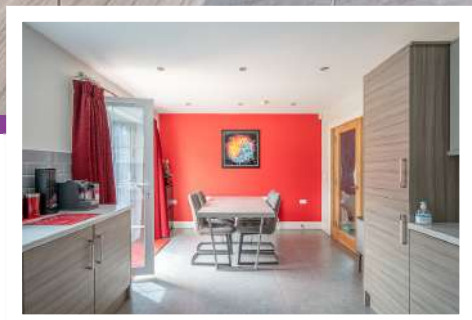
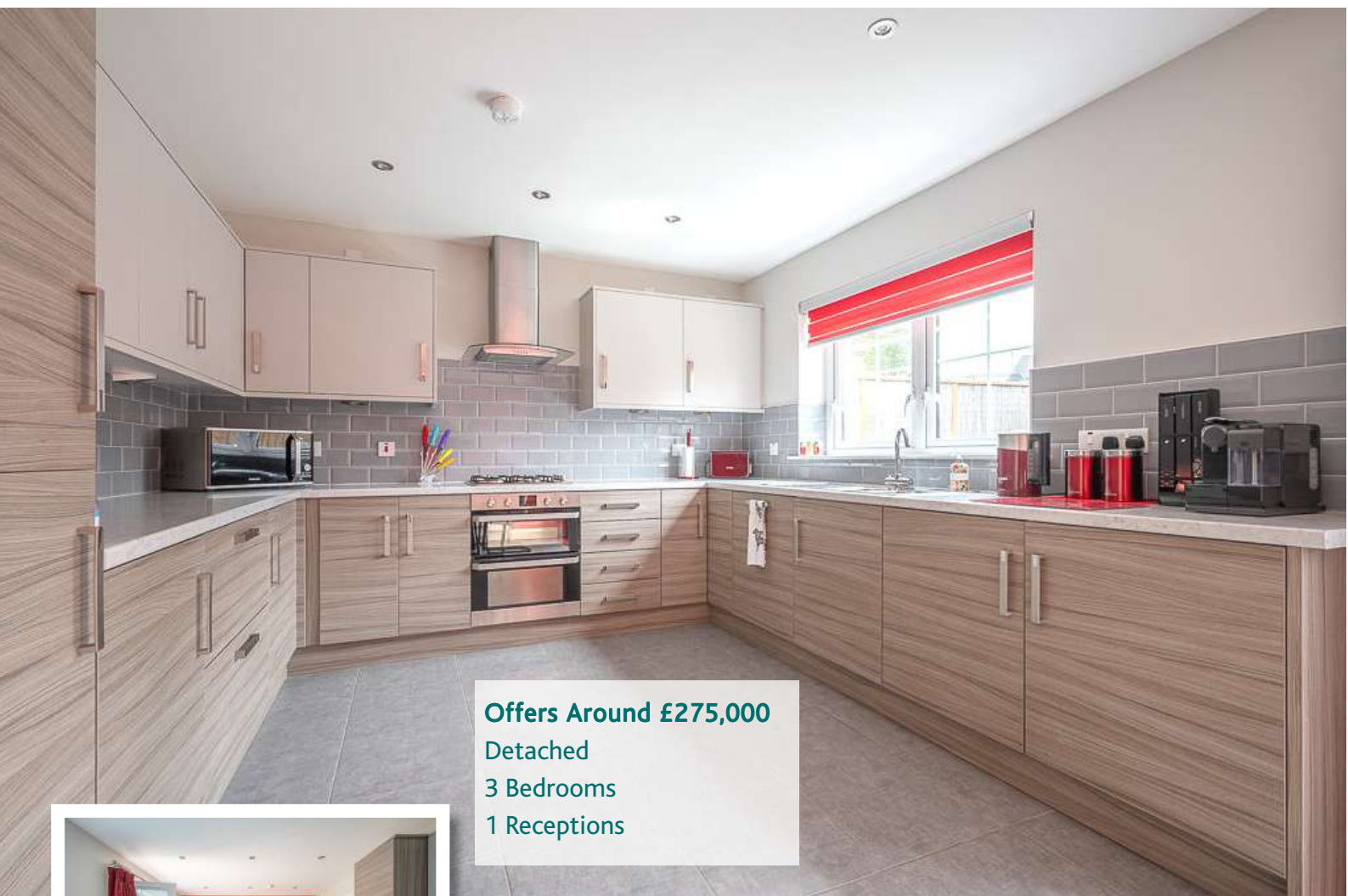


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**23 MILLREAGH GROVE | Dundonald**  
**OFFERS AROUND £275,000**

Scan for Property Details  
and to Arrange a Viewing





## Property Features

- Exceptional Detached Family Home
- Prime Position with Southerly Aspect to the Landscaped Rear Gardens
- Ample Driveway Parking for Multiple Vehicles
- Large Kitchen/Dining/Living Space with Bespoke Cabinetry, Integrated Appliances and French Doors Leading to Rear Patio and Garden
- Separate Drawing Room with Mature Leafy Outlook to Front
- Ground Floor Cloakroom/WC
- Contemporary Family Bathroom to First Floor Return
- Three Double Bedrooms
- Principal Bedroom with Contemporary En Suite Shower Room and Stylish Tiling Detail
- Integral Garage with Side Access Door
- Gas Fired Central Heating
- uPVC Triple Glazing
- Easily Maintained Front and Rear Gardens, Beautifully Landscaped, Enclosed to Side and Rear, Laid in Lawns with Brick Paviour Patio Areas and Southerly Aspect
- Convenient and Sought After Location Close to Ulster Hospital, Comber Greenway and Stormont Parliament Buildings
- Direct Access for Commuting to Belfast and Ease of Access to Newtownards, Bangor, Comber or Holywood
- Within the Catchment Area to a Range of Primary and Grammar Schools
- Ultrafast Broadband Available

# Accommodation

## Entrance

Spacious Reception Porch

Reception Hall

## Lower Level

WC

Integral Garage  
21'8" x 12'1"

## First Floor

Lounge  
17'2" x 12'1"

Kitchen/Dining/Living  
20'2" x 11'2"

## Second Floor

Bathroom

Bedroom One  
14'11" x 12'1"

Ensuite Shower Room

Bedroom Two  
12'3" x 10'1"

Bedroom Three  
12'3" x 10'1"

## Outside

Tarmac Driveway With  
Ample Parking

Brick Paviour Patio  
Areas

Lawn To Front

Enclosed Garden To Rear  
Laid In Lawns

Southerly Aspect

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"23 Millreagh Grove occupies a prime position within this highly regarded and increasingly sought after residential development. This property has been enhanced by the current owners with a wider driveway for additional parking, ideal for multiple vehicles, front and rear gardens beautifully landscaped with the rear benefitting from a southerly aspect and brick paviour patio areas. "



# Directions

Travelling along the Upper Newtownards Road, country bound, turn left into Carrowreagh Road. Continue up Carrowreagh Road turn right into Millreagh. Turn left into Millreagh Heights and follow the road around to the right. Turning right into Millreagh Grove, Number 23 is located towards the end of the cul-de-sac on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE IRISH TIMES

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>	<b>82</b>	<b>82</b>
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## North Down / Holywood Branch

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