



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 82 | 82 | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |

6 Millmount Quarry Avenue,
Dundonald,
Belfast,
County Down, BT16

Offers Over: £249,950

reedsrains.co.uk

6 Millmount Quarry Avenue, Dundonald, Belfast, County Down, BT16

Offers Over: £249,950

EPC Rating: B

Enjoying a delightful aspect on the boundary of this hugely popular development is this stunning semi-detached home.

Millmount Village is a highly regarded and much admired development which has only continued grow in popularity since it's inception.

Local parks, shops, Comber Greenway and regular public transport links are all within walking distance whilst Belfast City Centre and the surrounding towns are easily accessible for the daily commuter.

Dundonald Village & the many amenities and attractions on the Comber Road are also easily accessible.

Finished to an exceptional standard, boasting a high quality level of fixtures, fittings and upgrades this unique home is ready for any new fortunate owner to just move in and enjoy.

Early internal inspection comes strongly recommended.

Composite Front Door With Glazed Inset To...

Entrance Hall

Alarm panel. Ceramic tiled flooring.

Lounge

17'11" / 15'2" (5.46m / 4.62m)
Into square bay at widest points.

Stunning Fitted Kitchen Open Plan To Dining Area

17'11" / 9'6" (5.46m / 2.9m)
At widest points. One bowl Belfast sink unit with chrome dual mixer tap. Excellent range of extra high and low level soft closing units with

stainless steel door furniture and grey marble effect minerva work tops. Space for range style cooker and integrated extractor hood. Space for American fridge/freezer plumbed for icemaking. Integrated dishwasher. Integrated washer/dryer. Built in storage with Worchester gas fired boiler. Built in wooden larder cabinet with soft close drawers with spice rack . Partly tiled walls with herringbone effect. Wooden herringbone tiled flooring. Recessed spotlighting.

Downstairs Dual Flush W/C / Cloak Room

Vanity unit with inset sink and chrome dual mixer tap with tiled herringbone splash back. Wooden effect herringbone tiled flooring. Extractor fan.

Sun Room

10'10" / 10'5" (3.3m / 3.18m)
Heta duel fuel burning stove. Recessed spotlighting. Tiled effect herringbone flooring. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

10'11" / 9'7" (3.33m / 2.92m)
Access to roof space via slingsby ladder. Fully floored with light. Double radiator.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and rain shower. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Heated towel rail. Recessed spotlighting. Extractor fan.

Bedroom Two

12'2" / 11 (3.7m / 11)
At widest points. Built in storage. Double radiator.

Bedroom Three

8'8" / 8'5" (2.64m / 2.57m)

Double radiator.

Comtemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Heated towel rail. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Outside

Well tended gardens to front and side in lawn and shrubbery. Side access. Enclosed easy to maintain garden area to rear bordered by fencing in lawn.
Paved BBQ area plumbed with hot and cold water. Outside tap/light with security sensor. Stone steps to driveway car parking at rear for 2 cars.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.