

simon**BRIEN**
RESIDENTIAL

27 Millreagh Heights,
Dundonald, BT16 1TP



Offers Over £385,000

Telephone 02890 595555
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KEY FEATURES

- Modern detached family home.
- High quality of fixtures and fittings and exceptional attention to detail
- Bespoke fully fitted kitchen open to spacious dining area
- Sun room
- Ground floor WC
- Four well proportioned bedrooms
- Master bedroom with ensuite shower room
- Family bathroom with contemporary white suite
- uPVC double glazing
- Gas fired central heating
- Generous driveway parking to detached garage
- Beautifully maintained low maintenance front garden and south facing rear garden ideal for outdoor entertaining or children at play
- Convenient and sought after development offering ease of access to the city commuter via main arterial routes

SUMMARY

This beautiful modern detached family home is located in the highly sought after Millreagh Development. Internally the property is a superb example of modern living with little expense spared to fixtures and fittings. This property enjoys tasteful internal decor throughout and has been exceptionally well maintained.

The clever layout provides the ideal modern living environment with bespoke fitted Kitchen open to ample dining area. Other benefits include a bright spacious lounge, ground floor WC and sun room off the kitchen. To the first floor there are four well proportioned bedrooms, with the master bedroom incorporating a contemporary ensuite. There is also a family bathroom with contemporary white suite and stylish tiling detail.

Externally this home enjoys low maintenance with front and south facing rear garden providing ideal space for outdoor entertaining or children at play, as well as generous driveway parking and detached garage. Further benefits include gas fired central heating and double glazing throughout.

Located on the periphery of Dundonald this location ensures ease of access for the city commuter via main arterial routes. The towns of Newtownards, Holywood and Bangor are also easily accessible. Dundonald itself enjoys an array of local amenities and public transport is close at hand.

With so many quality attributes on offer it is only upon personal appraisal that one can fully appreciate all that this desirable home has to offer.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE PORCH:

Ceramic tiled floor, wood panelled walls.



STUDY:

9' 3" x 8' 1" (2.82m x 2.46m)

Wood laminate floor.



CLOAKROOM:

Low flush WC, semi pedestal wash hand basin, Wainscot panelled walls.

LOUNGE:
17' 0" x 13' 3" (5.18m x 4.04m)

Feature electric fire.



KITCHEN WITH CASUAL DINING:
29' 7" x 12' 3" (9.02m x 3.73m)

Full range of high and low level units, recess for stove, stainless steel single drainer sink unit with mixer taps, dishwasher, polished granite Silestone Quartz work surfaces, recess for fridge freezer, centre island, breakfast bar, ceramic tiled floor, French double doors to Sun Room.





SUN ROOM:
12' 7" x 9' 0" (3.84m x 2.74m)
Ceramic tiled floor, French doors to rear.

FIRST FLOOR

BEDROOM (1):
17' 0" x 13' 3" (5.18m x 4.04m)



ENSUITE SHOWER ROOM:
Fully tiled shower cubicle, instant heat electric shower, low flush WC, semi pedestal wash hand basin, partly tiled walls, ceramic tiled floor.



BEDROOM (2):
12' 2" x 11' 1" (3.71m x 3.38m)



BEDROOM (3):
12' 2" x 10' 5" (3.71m x 3.18m)





BEDROOM (4):
11' 8" x 8' 2" (3.56m x 2.49m)

BATHROOM:

White suite comprising: Panelled bath with mixer taps, low flush WC, semi pedestal wash hand basin with mixer taps, fully tiled shower cubicle with thermostatic shower.



OUTSIDE

DETACHED GARAGE:
22' 10" x 9' 9" (6.96m x 2.97m)

Roller door, power and light, side service door.

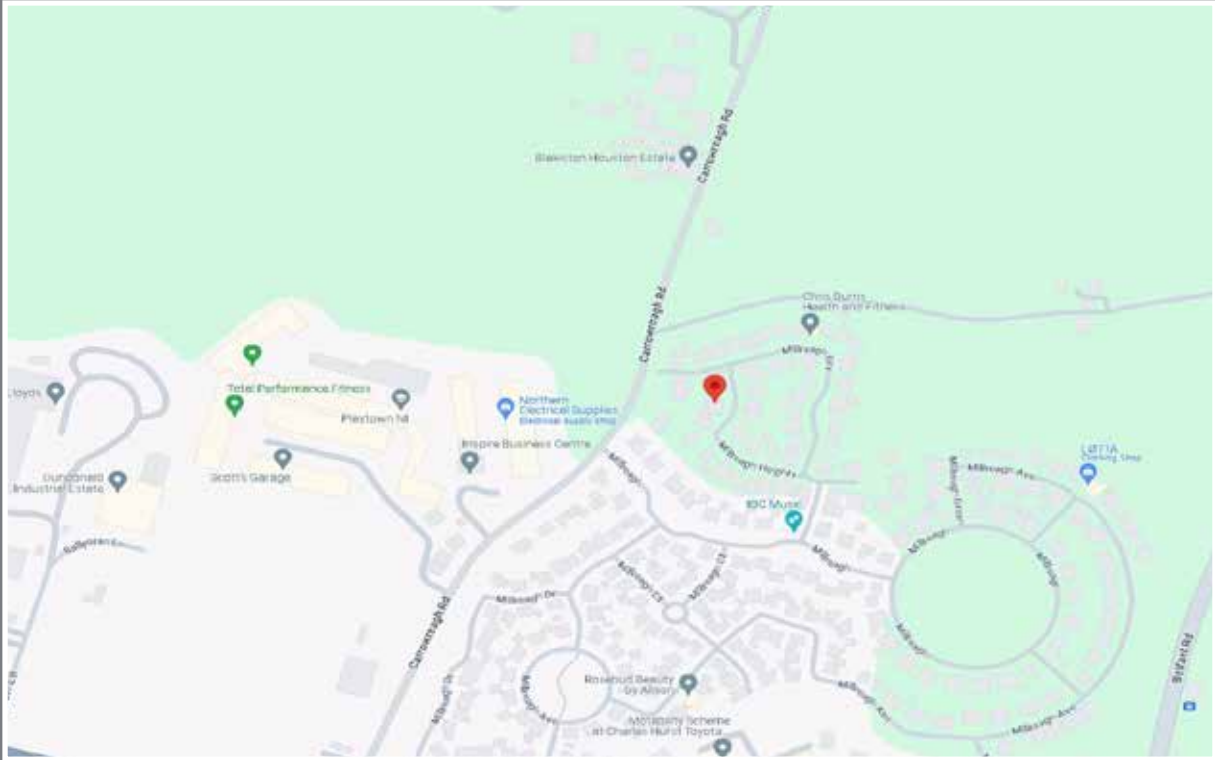
To the rear is a south facing rear garden.



FLOOR PLANS



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: SHJD/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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