



10 Mill Road West, Purdysburn, Belfast, BT8 8HH

Asking Price £249,950

Situated in the rural location of Mill Road West, this detached bungalow offers a perfect blend of rural tranquillity and city convenience. This property provides versatile accommodation that can easily be utilised as a four-bedroom home with one reception room or alternatively a three-bedroom home with two reception rooms, catering to your specific needs. The property also benefits from a fitted kitchen with casual dining area, white bathroom suite and a separate shower suite that can be accessed through one of the bedrooms.

Outside the property benefits from a driveway with ample parking to both side and front which leads round to the detached garage and outbuildings to the side. With mature gardens to the front and an additional field to the side (this is on a steep downward gradient).

Don't miss the opportunity to make this charming bungalow your new home, where you can enjoy the best of both worlds - a tranquil rural setting with all the amenities of the city just a stone's throw away.

- Detached Bungalow Situated on a Large Plot
- Or Alternatively 3 Bedroom 2 Receptions
- White Bathroom Suite & Separate Shower Suite
- Driveway With Ample Parking To Side And Front Of Bungalow
- Large Front Gardens and Field To The Side On A Steep Gradient
- Versatile Accommodation Comprising 4 bedrooms 1 Reception Room
- Fitted Kitchen With Casual Dining Area
- Oil Heating/Double Glazing
- Detached Garage and Outbuildings
- Rural Location Only A few Minutes Drive To Forestside

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		53	64
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC



Entrance

Open entrance porch. Pvc front door to entrance hall. Built in storage. Access to roof space.

Lounge 13'5 x 11'9 (4.09m x 3.58m)



Tiled fire-place with wooden surround,

Modern Kitchen/Dining 13'0 x 10'9 (3.96m x 3.28m)



Full range of high and low level units, wood effect work top. Built in electric hob and under oven. Overhead extractor fan. Single drainer 1 1/4 bowl sink unit with mixer taps. Plumbed for washing machine. Part tiled walls, Tiled flooring.



Bedroom Four / Dining Room 12'7 x 10'7 (3.84m x 3.23m)



White Bathroom Suite

Comprising panelled bath with mixer taps, telephone hand shower, wash hand basin with mixer taps. Electric shower over hanging bath. Part tiled walls. Hot press

Bedroom One 14'6 x 9'4 (4.42m x 2.84m)



Bedroom Two 9'9 x 8'4 (2.97m x 2.54m)



Built in robe. Access to shower suite.

Shower Suite



Shower suite comprising walk in shower, pedestal wash hand basin, low flush w.c Fully tiled walls.

Bedroom Three 9'2 x 9'2 (2.79m x 2.79m)



Separate w.c
Low flush w.c

Outside Front



Garden laid in lawn. Driveway with parking leading to detached garage.

Detached Garage 19'0 x 14'7 (5.79m x 4.45m)



Roller door. Light and power.

Outbuilding

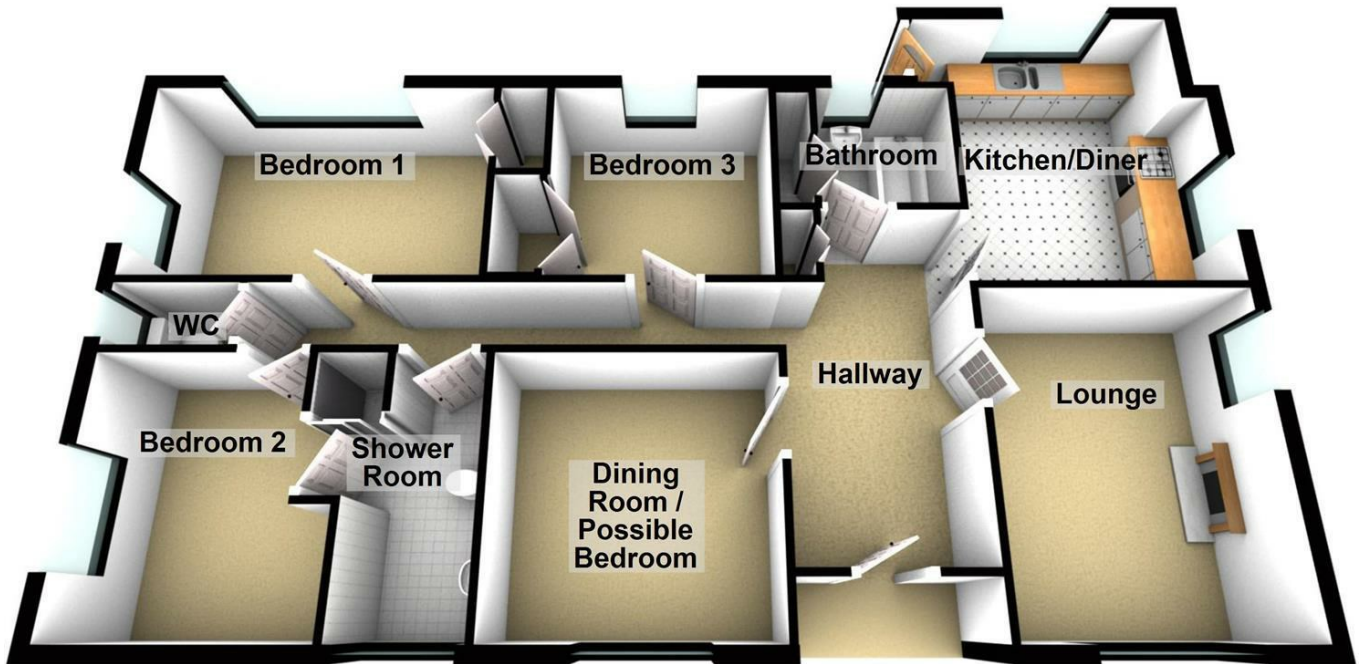


Outside toilet.



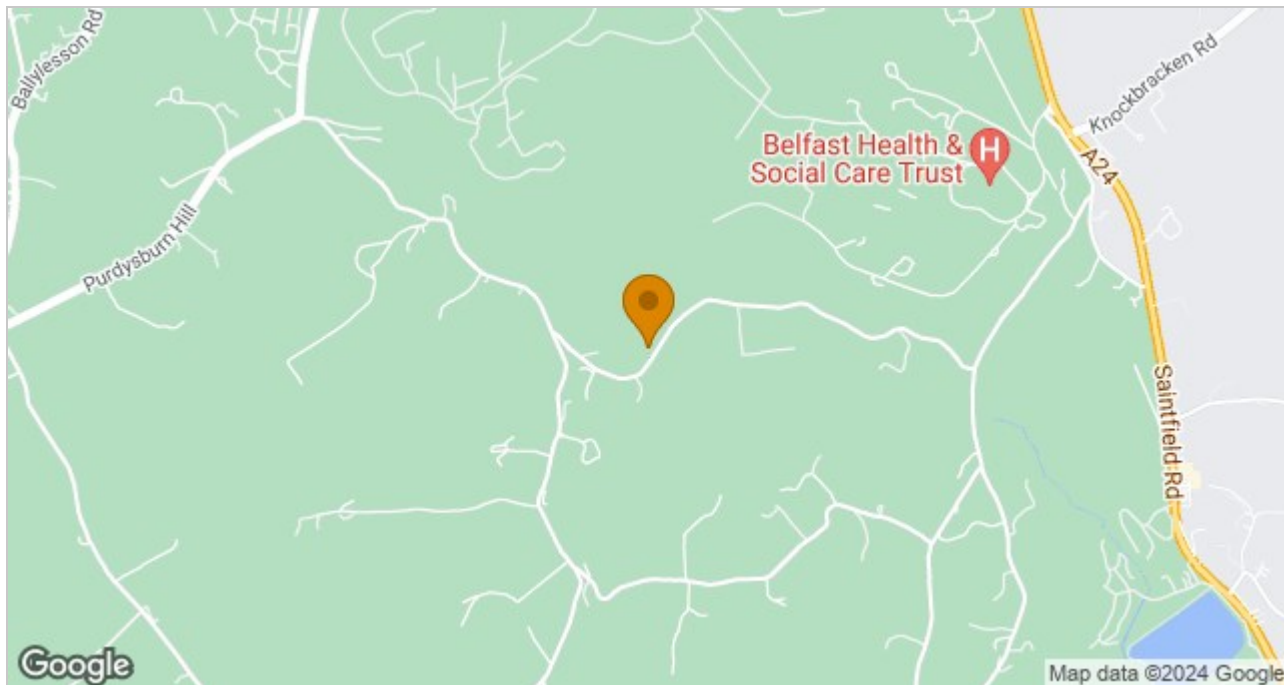
Floor Plan

Ground Floor



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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