



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

2 Millreagh Grove,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £315,000

 **Reeds Rains**

reedsrains.co.uk

2 Millreagh Grove, Dundonald, Belfast, County Down, BT16

Asking Price: £315,000

EPC Rating: B

We are delighted to present to the open market this well presented detached family home.

Internally the bright accommodation comprises four generous bedrooms master with ensuite shower room, spacious lounge, modern fitted kitchen open plan to ample dining and family area, and family bathroom with white suite. Further benefits include sun room. include ground floor cloakroom, gas central heating, utility room and double glazed windows and doors.

Externally there is a driveway to ample car parking and an enclosed private garden to rear.

This highly regarded and ever sought after residential development offers excellent convenience to Dundonald village with its range of day to day amenities and the Ulster hospital. Public transport links for city commuting, David Lloyd leisure and the increasing popular Eastpoint entertainment village are also easily accessible.

This property we have no doubt will create an interest on todays market, in order to avoid disappointment early viewing is recommended.

Accommodation

Front door to reception hall, ceramic tiled floor, alarm panel.

Ground Floor Cloakroom

White suite, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor.

Spacious Lounge

16'6" (5.03) x 14'9" (4.5) into bay
Electric stove with marble hearth and timber mantle, recessed spotlights, laminate wooden floor, bay window.

Fitted Kitchen Open Plan To Ample Dining And Family Room

22'4" x 14'6" (6.8m x 4.42m)
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, concealed lighting, ceramic tiled floor, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer recessed spotlights, concealed gas boiler, ample dining and family area, double doors to sun room.

Sun Room

12'8" x 9'2" (3.86m x 2.8m)
Ceramic tiled floor, uPVC double glazed door to garden.

Utility Room

10'7" x 5'6" (3.23m x 1.68m)
Single drainer stainless steel sink unit with mixer taps, range of units, tiled splash back, ceramic tiled floor, plumbed for washing machine, door to outside.

First Floor

Landing

Slingsby ladder to roof space, airing cupboard.

Master Bedroom

15'8" (4.78) into bay x 11'6" (3.5)

Ensuite Shower Room

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, chrome heated towel rail, ceramic tiled floor.

Bedroom Two

12'5" x 8'2" (3.78m x 2.5m)
Laminate wooden floor.

Bedroom Three

12'4" x 7'2" (3.76m x 2.18m)

Bedroom Four

12'7" (3.84) x 10'2" (3.1) at widest points
Laminate wooden floor.

Family Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, fully tiled built in shower cubicle with electric shower unit.

Outside

Driveway to ample car parking.

For full EPC please contact the branch.

Loose stone garden to front.

Enclosed private garden to rear, lawns, brick paved patio area, timber decking area, boundary fencing, outside light and tap.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.