

simonBRIEN
RESIDENTIAL

39 Millmount Village Green,
Dundonald, BT16 1AW



Asking Price £299,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Recently Constructed Detached Property In The Popular Millmount Village Area
- Beautifully Presented Throughout
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Bay Window
- Stunning Fitted Kitchen / Dining Area / Sun Room
- Downstairs Cloakroom With WC
- Main Bathroom In Contemporary White Suite
- PVC Double Glazed Window Frames
- Gas Fired Central Heating
- Off Street Parking
- Still Under NHBC Warranty
- Enclosed Rear Garden With Patio & Covered Entertainment Area
- Close To Billy Neil Park, The Comber Greenway & Dundonald Omni Park
- Convenient To The Ulster Hospital, Stormont Buildings & Belfast City Centre

SUMMARY

This beautifully presented and recently constructed detached property is found within Millmount Village, a picturesque development, off the Comber Road, Dundonald.

The property enjoys an enviable corner site overlooking one of the landscaped green areas within the development.

The layout comprises an entrance porch, leading to the entrance hall with downstairs cloakroom and separate storage cupboard, living room with feature bay window, a stunning fitted kitchen with integrated appliances / dining area / sunroom. On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room) and a main bathroom in contemporary white suite.

Outside, there is a forecourt garden area, off street parking to the side, and an enclosed rear with patio area leading to a further garden with artificial grass and a covered entertainment area.

Convenient to the Ulster Hospital, Stormont Buildings and Dundonald Omni Park, the Comber Greenway, Billy Neil Park are all within easy reach.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Composite front door leading to:

ENTRANCE HALL:

Ceramic tiled floor. Under stairs storage cupboard.

CLOAKROOM:

Contemporary white suite comprising push button WC. Pedestal wash hand basin. Ceramic tiled floor.

LIVING ROOM:

17' 3" x 12' 8" (5.26m x 3.86m) (max.)



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KITCHEN / DINING AREA:

23' 9" x 10' 8" (7.24m x 3.25m)

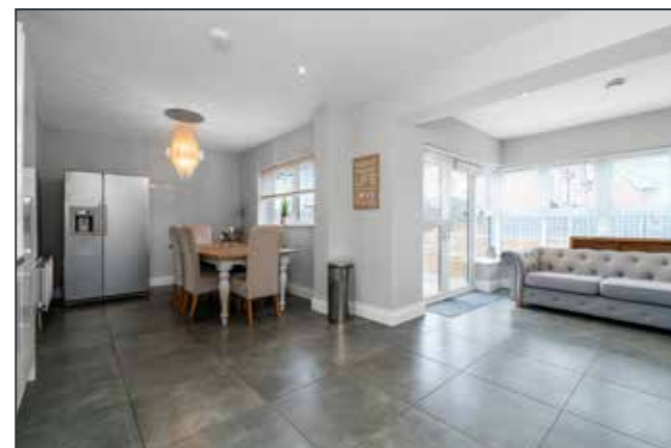
Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 5 ring stainless steel gas hob with oven underneath and stainless steel extractor canopy over. Integrated washing machine, fridge/freezer and dishwasher. Ceramic tiled floor.



SUN ROOM:

10' 6" x 9' 11" (3.2m x 3.02m)

Ceramic tiled floor. Double glazed French doors to rear.



FIRST FLOOR

LANDING:

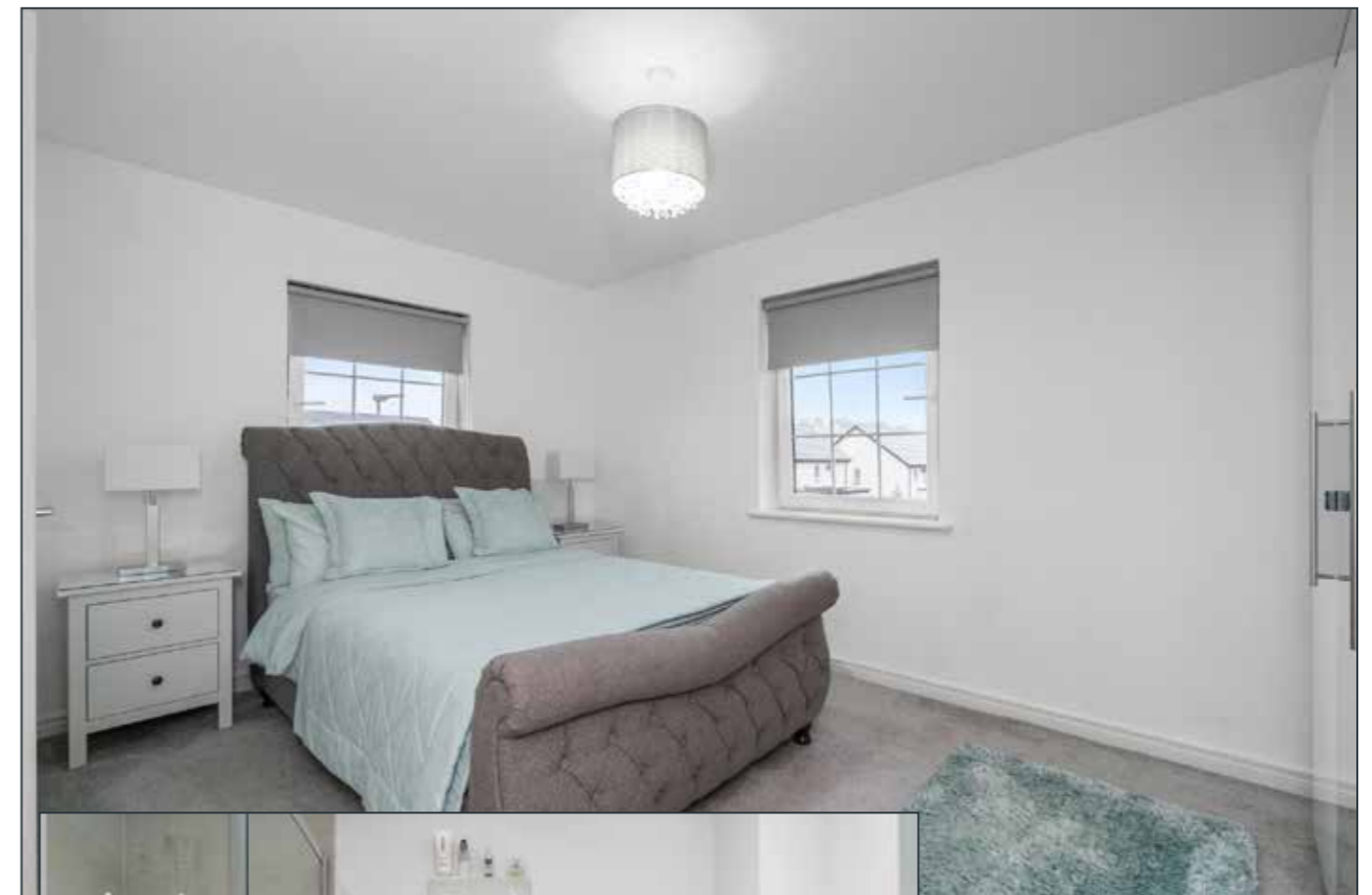
Access to roof space.

BEDROOM (1):

14' 2" x 9' 5" (4.32m x 2.87m)

ENSUITE SHOWER ROOM:

Contemporary white suite. Fully tiled shower cubicle with thermostatic shower. Vanity unit with mixer taps. Push button WC. Chrome towel radiator. Ceramic tiled floor. Spot lighting.



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BEDROOM (2):
13' 5" x 9' 1" (4.09m x 2.77m)



BEDROOM (3):
9' 6" x 9' 4" (2.9m x 2.84m)



BATHROOM:
Contemporary white suite comprising panelled bath with mixer taps and shower fitment over. Push button WC. Pedestal wash hand basin with mixer taps. Chrome towel radiator. Ceramic tiled floor. Spotlighting. Access to storage cupboard.



OUTSIDE

EXTERNAL AREAS: Rear paved patio with garden in lawns. Outside tap and light. Raised beds. Front driveway parking and shrub beds.

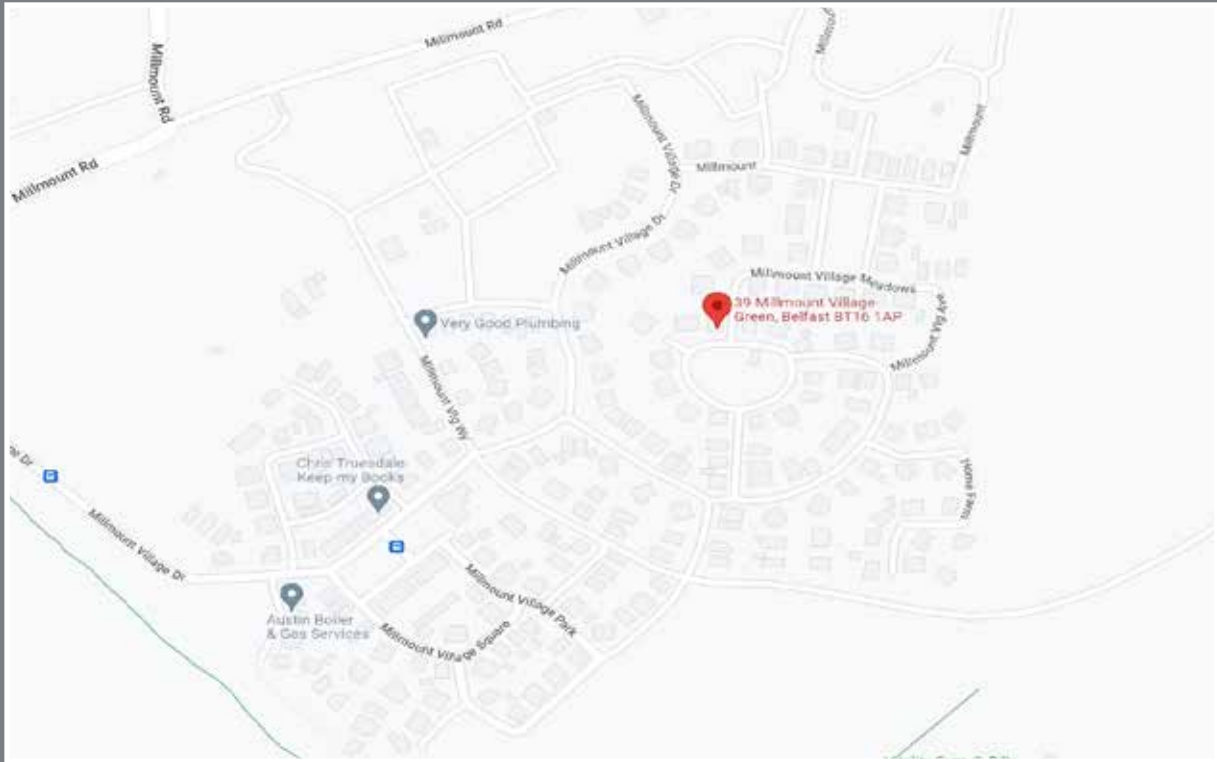


39 Millmount Village Green, Dundonald (Ground Floor)
Plans for illustrative Purposes Only



39 Millmount Village Green, Dundonald (1st Floor)
Plans for illustrative Purposes Only

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



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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