



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

10 Millmount Village Court,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £335,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £335,000

EPC Rating: B

The Home Farm Collection within Millmount Village was an exclusive part of the development built circa three years ago.

This truly unique setting enjoys stunning rolling countryside views whilst being positioned within a very quiet cul de sac location.

No 10 Millmount Village Court is a "Cottiers" house type and extends to circa 1418 square feet throughout.

This generous family home has been finished to a most exacting standard whilst enjoying an abundance of natural light throughout.

Of particular note is the stunning fitted kitchen area open plan to dining / sun room which enjoys a private aspect over the enclosed rear garden area - a perfect space for young children / outdoor entertaining.

This hugely popular location offers excellent convenience to the many day to day amenities and attractions on the popular Comber Road and Dundonald Village.

Regular public transport links and the highly regarded Comber Greenway are literally on your doorstep whilst Belfast City Centre and the surrounding towns are easily accessible for the daily commuter.

Composite Front Door To...

Entrance Hall

Alarm panel. Ceramic tiled flooring.

Downstairs Dual Flush W/C

Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Ceramic tiled flooring. Extractor fan.

Lounge

21'1" / 11'10" (6.43m / 3.6m)

Cast iron wood burning stove with tiled hearth. uPVC French doors to enclosed rear garden.

Stunning Fitted Kitchen Open Plan To Dining / Sunroom

32'11" / 13'1" (10.03m / 4m)

At widest points. One and 1/2 bowl sunk unit with chrome dual mixer tap and granite drainer. Excellent range of high and low level units with granite work tops and upstand. Island unit with integrated four ring gas hob and ceiling mounted extractor hood. Separate build in double oven. Integrated microwave. Space for dishwasher. Integrated wine cooler. Built in storage with gas fired boiler. Breakfast bar. Concealed strip lighting. Recessed spotlighting. Ample dining area. Ceramic tiled flooring. uPVC door to driveway. uPVC French doors to enclosed rear garden.

Utility Room

One bowl sink unit with chrome dual mixer tap. Range of low level units. Plumbed for washing machine. Vented for tumble dryer. Ceramic tiled flooring. Extractor fan.

First Floor

Bedroom One

14'7" / 11'10" (4.45m / 3.6m)

At widest points.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Chrome heated towel rail. Extractor fan. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Bedroom Two

12'4" / 11'6" (3.76m / 3.5m)

Bedroom Three

12'4" / 8'5" (3.76m / 2.57m)

Bedroom Four

8'2" / 8'1" (2.5m / 2.46m)

Conterporary White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Landing

Built in storage cupboard. Access to roof space.

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking for 2 /

3 cars. Side access. Large private easy to maintain garden area to rear in lawn, flower beds, shrubbery and paved patio area. Outside tap / light. Outside power points.

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 Cammonee 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 Favscio 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.

For full EPC please contact the branch.