

simonBRIEN
RESIDENTIAL

26 Millmount Village Drive,
Dundonald, BT16 1AP



Asking Price £295,000

Telephone 02890 595555
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KEY FEATURES

- Recently Constructed Three Bedroom Detached Property
- Three Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Bay Window
- Modern Fitted Kitchen / Dining Area Open To Sun Room
- Downstairs Cloakroom With WC
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Ample Off Street Parking
- Still Under NHBC Warranty
- Garden Area To Rear With Patio
- Convenient To Comber Greenway, Public Transport Links, Ulster Hospital & Stormont Buildings

DESCRIPTION

This recently constructed detached home comes to the market and will appeal to those seeking a modern home with garden space and ample parking.

The property layout comprises an entrance hall, living room with bay window, modern fitted kitchen / dining open to sun room, and a downstairs cloakroom with WC. On the first floor, there are three bedrooms (main bedroom with ensuite shower room) and a bathroom in contemporary white suite.

Outside, the property has a neat front garden, ample off-street parking, while the rear enjoys a paved patio area leading to an enclosed garden in lawn.

Convenient to the Ulster Hospital, Stormont Buildings, the Comber Greenway as well as many local shops and recreational amenities within Dundonald, this attractive property will appeal to a wide range of potential purchasers.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Composite front door with double glazed inset to entrance hall with ceramic tiled floor



DOWNSTAIRS WC:

White suite comprising, push button WC, pedestal wash hand basin with mixer tap, ceramic tiled floor



LIVING ROOM:

15' 9" x 11' 0" (4.8m x 3.35m)

Modern fireplace with granite inset and hearth





KITCHEN/DINING:
18' 0" x 9' 0" (5.49m x 2.74m)

Excellent range of high and low level units, White ceramic sink & 4 ring electric hob, double oven and extractor fan. Integrated fridge freezer, integrated dishwasher, ceramic tiled floor, integrated washing machine. Open to



SUN ROOM:
10' 2" x 10' 1" (3.1m x 3.07m)



FIRST FLOOR

LANDING:

Access to linen cupboard and floored roofspace for additional storage

BEDROOM (1):

12' 5" x 11' 2" (3.78m x 3.4m)

Built in robe



ENSUITE:

White suite comprising, fully tiled shower cubicle, pedestal wash hand basin with mixer tap, push button WC, ceramic tiled floor, fully tiled walls, spotlights

BEDROOM (2):
9' 9" x 9' 2" (2.97m x 2.79m)



BEDROOM (3):
9' 9" x 8' 5" (2.97m x 2.57m)



BATHROOM:
White suite comprising, panelled bath with mixer tap and shower rainhead over, push button WC, pedestal wash hand basin, part tiled walls, ceramic tiled floor, spotlights.

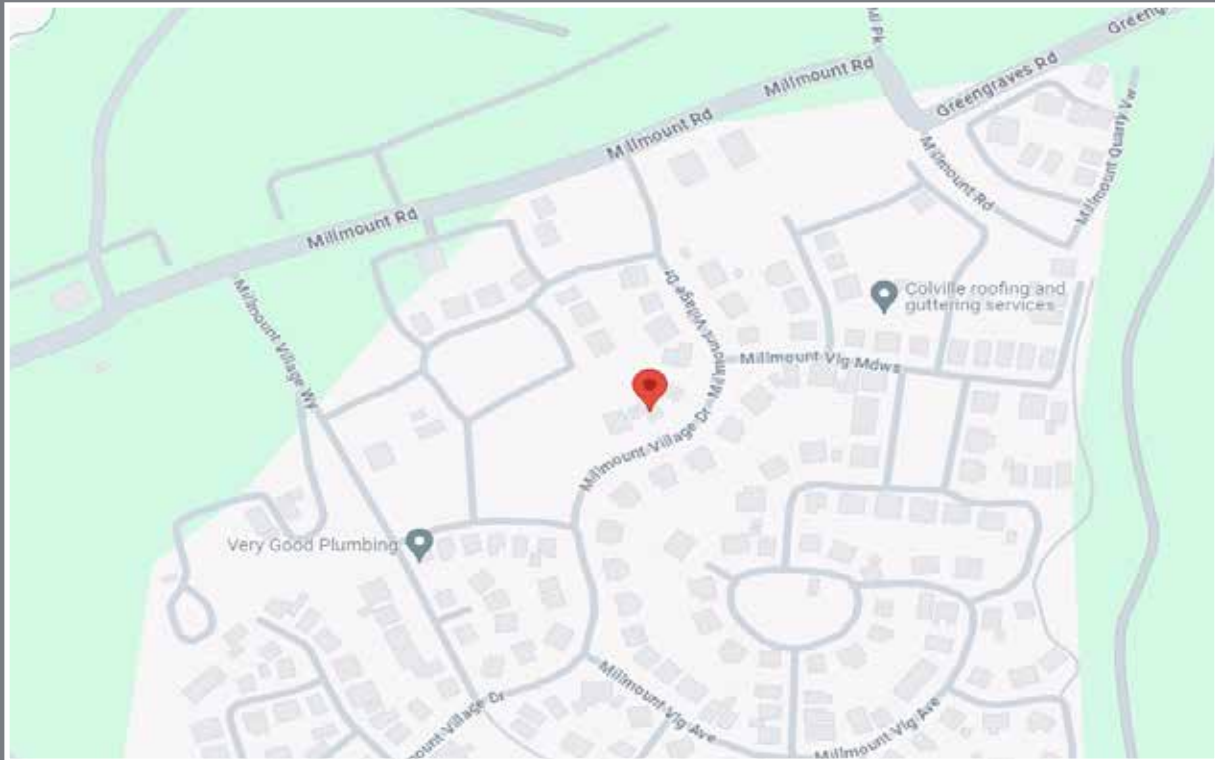


OUTSIDE

Front garden in lawn and pebble driveway.
Rear with south facing paved patio leading to garden in lawn, raised pebble bed, outside tap and light



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/G/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2463-6219-3308-2695-6993

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