


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	

19 Millmount Village Square,
Dundonald,
Belfast,
County Down, BT16

Guide Price: £215,000

 **Reeds Rains**

reedsrains.co.uk

19 Millmount Village Square, Dundonald, Belfast, County Down, BT16

Guide Price: £215,000

EPC Rating: B

The stunning townhouse offers beautifully presented and easy to maintain accommodation throughout.

Perfect for those seeking their first home, this immaculate home boasts many selling points throughout that simply must be viewed internally to appreciate in it's entirety.

The Millmount Village development is highly sought after due to the semi rural location whilst equally offering city convenience.

Comber Greenway, local shops, the grounds of Billy Neill MBE Country Park and Dundonald Village are all close to hand whilst Belfast City Centre and the surrounding towns are easily accessible for those whom commute often.

This is an ideal opportunity for those seeking to buy a chain free property within a very popular residential development.

Early internal inspection is advised.

Composite Front Door With Glazed Inset To...

Entrance Hall

Ceramic tiled flooring. Alarm panel. Recessed spotlighting.

Downstairs Dual Flush W/C

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

Lounge

15'7" / 12'7" (4.75m / 3.84m)

At widest points. Into square bay. Feature fireplace with electric fire inset.

Stunning Fitted Kitchen Open Plan To Dining Area

14'5" / 12'6" (4.4m / 3.8m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and wood effect work surfaces. Integrated four ring gas hob and built in oven with extractor hood and glass canopy. Integrated fridge / freezer. Integrated dishwasher. Built in storage cupboard with Worcester gas fired boiler. Partly tiled walls. Ceramic tiled flooring. Under stairs storage. Recessed spotlighting. Ample dining area. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

12'8" / 11'4" (3.86m / 3.45m)

En-Suite Shower Room

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

Bedroom Two

11'8" / 10'4" (3.56m / 3.15m)

Built in storage.

Bedroom Three

12'8" / 9'8" (3.86m / 2.95m)

White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Chrome heated towel rail.

Landing

Large built in storage cupboard. Access to roof space via slingsby ladder. Partially floored with light and power.

Outside

Enclosed private garden area to rear bordered by fencing in lawn and paved patio area. Outside tap / light. Garden shed. Side access. Off street car parking to rear.

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 Carnmoney 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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

For full EPC please contact the branch.

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.