



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>82</b>	<b>82</b>

EU Directive 2002/91/EC

12 Millmount Quarry Close,  
 Dundonald,  
 Belfast,  
 County Down, BT16

**Offers Over: £285,000**

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EPC Rating: B

This excellent three storey detached property is unique in nature as this is the only house type currently within the Millmount Village Development.

Offering beautifully presented, bright and generous accommodation throughout, this superb home will cater the requirements to a wide range of prospective buyers.

Of particular note is the stunning fitted kitchen open plan to dining area with French doors to rear garden - a perfect space to enjoy for entertaining.

Positioned just off Millmount Road this quiet cul de sac location allows for ease of access to Dundonald Village, Comber and Belfast City Centre via the main arterial routes, Dundonald Park & Ride and regular public transport links.

Comber Greenway & Billy Neill Country Park are also close by.

Boasting many selling points throughout this fine home must be viewed to appreciate it in it's full entirety. Early internal inspection is therefore strongly encouraged.

**Composite Front Door To...**

#### **Entrance Hall**

Ceramic tiled flooring. Alarm panel. Built in storage cupboard.

#### **Integrated Garage**

19'4" / 14'9" (5.9m / 4.5m)

Up & over door. Plumbed for washing machine. Space for condenser tumble dryer. Light and power. Under stairs storage.

#### **First Floor**

#### **Lounge**

19 / 12

Feature fireplace marble surround and electric fire inset.

#### **Dual Flush W/C**

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

#### **Stunning Fitted Kitchen Open Plan To Dining Area**

18'9" / 10'6" (5.72m / 3.2m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and laminated work surfaces. Integrated four ring induction hob and integrated extractor hood. Separate built in double oven. Integrated fridge / freezer. Integrated dishwasher. Built in larder cupboard. Partly tiled walls. Ceramic tiled flooring. Concealed strip lighting. Recessed spotlighting. Ample dining area. uPVC French doors to enclosed rear garden.

#### **Second Floor**

##### **Bedroom One**

12'1" / 11'1" (3.68m / 3.38m)

Laminated wooden flooring.

##### **En-Suite Shower Room**

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

##### **Bedroom Two**

11'4" / 8'7" (3.45m / 2.62m)

Laminated wooden flooring.

##### **Bedroom Three**

9'8" / 7'8" (2.95m / 2.34m)

Laminated wooden flooring.

#### **Contemporary White Bathroom Suite**

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

#### **Landing**

Large built in storage cupboard. Access to roof space.

#### **Outside**

Well tended garden to front in lawn and shrubbery. Driveway car parking. Side access. Enclosed private easy to maintain garden tor rear in lawn, paved patio area and raised flower beds. Outside tap / light. Outside power points.

For full EPC please contact the branch.

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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.