



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
England, Scotland & Wales		EU Directive 2002/91/EC	

49 Millreagh Avenue,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £284,950

 **Reeds Rains**

reedsrains.co.uk

49 Millreagh Avenue, Dundonald, Belfast, County Down, BT16

Asking Price: £284,950

EPC Rating: B

We are delighted to present to the open market this exceptionally well appointed detached villa.

Internally this fine property has been finished to a most exacting specification throughout by its present vendors with no expense spared to fixtures or fittings.

The bright accommodation comprises three bedrooms master with ensuite shower room, spacious drawing room, luxury fully integrated kitchen with ample dining area and family bathroom with modern white suite. Further benefits include gas central heating, ground floor cloakroom and double glazed windows and doors. Externally there a brick paved driveway to ample car parking and large enclosed private well tended gardens to side and rear.

This sought after development offers excellent convenience to the Glider park and ride facility for commuting to Belfast along with access to many of the provinces leading schools. The Ulster hospital, Stormont Parliament buildings, David Lloyd leisure and the increasing popular East point entertainment village are all easily accessible.

Properties of this style and calibre would rarely present themselves to the open market, in order to appreciate the many quality attributes on offer early internal appraisal is strongly recommended.

Accommodation

Front door to reception hall, alarm panel, ceramic tiled floor.

Ground Floor Cloakroom

White suite, Dual flush close coupled WC,

semi pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, chrome heated towel rail.

Drawing Room

16'2" x 12'6" (4.93m x 3.8m)

Herringbone wooden floor, part wood panelled walls, recessed spotlights.

Modern Fitted Kitchen Open Plan To Dining And Family Room

21'5" x 12'3" (6.53m x 3.73m)

Belfast sink unit with hand spray mixer tap, excellent range of high and low level units with Corian work surfaces and upstand, glazed display cabinets, concealed lighting, tiled splash back, ceramic tiled floor, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, integrated washing machine, recessed spotlights, ample dining area, utility store, double glazed French doors to rear garden.

First Floor

Family Bathroom

Modern white suite, panelled bath with mixer taps and telephone hand shower, tiled effect splash back, built in shower cubicle with Redring electric shower unit, semi pedestal wash hand basin with mixer taps, chrome heated towel rail, dual flush close coupled WC, ceramic tiled floor.

Master Bedroom

12'6" x 12'6" (3.8m x 3.8m)

Ensuite Shower Room

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, dual flush close coupled WC, semi pedestal wash hand basin with mixer taps and tiled splash back, chrome heated towel rail, ceramic tiled floor, recessed spotlights.

Bedroom Two

11'4" x 9'9" (3.45m x 2.97m)

Bedroom Three

11'3" x 8'7" (3.43m x 2.62m)

Picture rail

Landing

Slingsby ladder to roof space.

Outside

Garden to front in shrubs and flowerbeds. Brick paved driveway to ample car parking. Large enclosed gardens to side and rear in lawns, extensive brick paved patio area, boundary fencing, outside light and tap, garden shed, raised patio area.

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,

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.