



# 65 MILLARS FORGE

Dundonald, BT16 1UT

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*Offers around* **£299,950**



DETACHED | 4  | 2  | 2 

This four bed detached property is situated in the popular area of Millars Forge located just off the Comber Road. This quiet cul de sac provides the ideal home for the young family with excellent accommodation and being close to the many local shops and amenities.

## KEY FEATURES

- Detached Property Located Off The Comber Road
- Reception Hall
- Generous Lounge with gas Coal Effect Fire
- Open Plan Kitchen/Dining Room With Ample Space For Dining And Fully Fitted Kitchen With Range Of Integrated Appliances And Double Doors Leading To The Conservatory
- Downstairs WC
- Utility Room With Access To Rear Garden
- Family Bathroom
- Four Bedrooms, Principal Bedroom With En Suite Shower Room
- Driveway Parking
- Attached Garage
- Private And Easily Maintained Rear Garden Mainly Laid In Paving With Mature Planting To Flowerbeds
- Gas Fired Central Heating



## ROOM DETAILS

### Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge/Dining Room
- Kitchen/Living/Dining  
24'3" x 20'7"
- Utility Room  
13'1" x 8'11"
- WC

### First Floor

- Landing
- Bedroom One  
13'11" x 11'8"
- Ensuite Shower Room
- Bedroom Two  
11'5" x 9'0"
- Bedroom Three  
12'9" x 7'6"
- Bedroom Four  
9'11" x 7'3"
- Bathroom
- Roofspace

### Outside

- Garage
- Ample driveway parking  
laid in brick paviour with  
mature trees and planting
- Rear garden fully  
enclosed, laid in brick  
paviours, mature planting  
surrounding
- Gated access to rear and  
garden shed.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling along the Comber Road country bound turn left into Millars Forge. Take the left at the end of the road and No 65 is located on the right hand side.*



## THE LOCAL AREA

*Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	74	75
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

