

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



120 MILLREAGH AVENUE, BELFAST, BT16 1SU

OFFERS AROUND £260,000

An attractive and beautifully presented detached property in the popular Millreagh development, built in 2014, and offering excellent accommodation, ideal for a wide range of purchasers.

Beginning with a spacious entrance hall with tiled flooring and ground floor toilet suite, and leading to a good sized lounge with wood laminate flooring, multi fuel stove and PVC doors to rear garden. The kitchen includes an extensive range of white units and comprises range of integrated appliances including stainless steel oven, microwave and dishwasher plus stone worktops and opening to a breakfast/dining area.

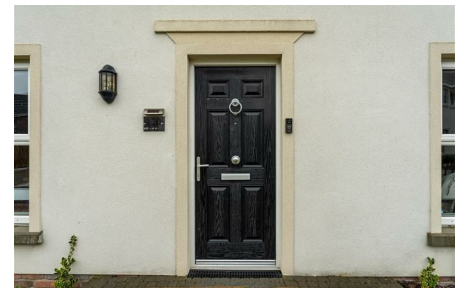
The first floor offers three well proportioned bedrooms, master including attractive wood laminate floor, and en-suite shower room comprising of built-in shower cubicle with tiled floor. Furthermore, a family bathroom with a modern white suite. This property also benefits from uPVC double glazed windows and gas fired central heating.

The outside includes a front garden with lawn, and driveway to side for at least two cars. To the rear of the property is an attractive, private garden with lawn and patio area plus the current owner has informed us that a foundation has also been laid for the construction of a detached garage. Convenient to both Newtownards and Dundonald village, and further benefiting from the proximity of the glider bus service into Belfast city centre, we recommend you view now to avoid disappointment.



Key Features

- Stunning Detached Family Home In A Popular Development
- Lounge With Laminate Flooring & Feature Stove
- Three Bedrooms, Master With Ensuite Shower Room
- Paved Driveway And Private Garden To Rear With Patio Areas
- Spacious Reception Hallway Leading To Cloakroom
- Excellent Modern Kitchen, Open To Dining Room
- Luxury Family Bathroom With Shower Over Bath
- Beautifully Presented Throughout - Viewing Essential



Accommodation Comprises

Reception Hall

Tiled flooring.

Cloakroom Under Stairs

Low flush WC, wash hand basin, fully tiled flooring.

Lounge

18'9 x 11'2

PVC double doors, laminated strip wood flooring, recessed spotlighting. Multi fuel stove.

Dining Room

11'6 x 9'2

Fully tiled flooring. Recessed spotlighting. Open to:

Kitchen

11'6 x 9'4

Excellent range of high and low level units with stone worktops and splashback, stainless steel oven and gas 4 ring hob, plumbing for washing machine, integrated microwave, integrated dishwasher, space for fridge freezer, fully tiled flooring, recessed spotlighting, gas boiler.

First Floor

Landing

Storage cupboard.

Bedroom 1

15'10 x 11'5

Laminated strip wood flooring. Feature built-in headboard.

En-Suite

Shower cubicle, vanity unit, low flush WC, part tiled walls, fully tiled flooring.

Bedroom 2

11'8 x 9'2

Laminated strip wood flooring.

Bedroom 3

11'6 x 9'0

Laminated strip wood flooring.

Bathroom

White suite comprising panelled bath with shower over, low flush WC and vanity unit. Towel rail. Part tiled walls.

Outside

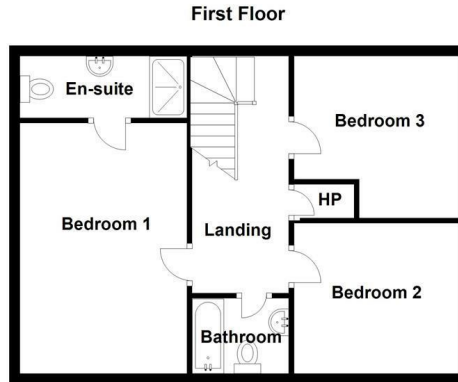
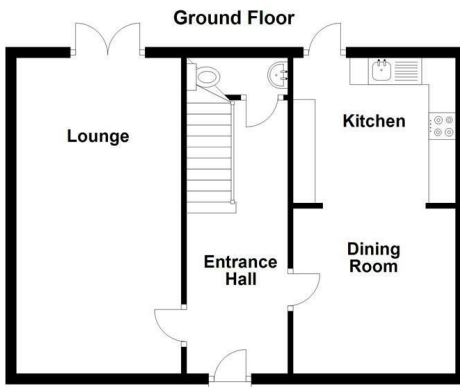
Driveway to front and garden in lawn. Garden to rear with lawn, feature patio area. Three double outdoor power sockets and also a foundation for a detached garage has been laid.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

120 Millreagh Avenue, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
Northern Ireland	79	81
	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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