



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Millreagh,  
Dundonald,  
Belfast,  
County Down, BT16

Asking Price: £284,950

 Reeds Rains

reedsrains.co.uk



52 Millreagh, Dundonald, Belfast, County Down, BT16

**Asking Price: £284,950**

EPC Rating: B

We are delighted to present to the open market this well presented modern detached villa.

Internally the bright accommodation comprises three generous bedrooms master with ensuite shower room, two separate reception rooms, modern fitted kitchen and bathroom with modern white suite. Further benefits include sun room, ground floor cloakroom, gas central heating and double glazed windows and doors.

Externally there is a driveway to car parking and an enclosed private well tended south facing garden to rear.

This highly regarded and ever sought after residential development offers excellent convenience to the Ulster hospital, public transport links for city commuting and Dundonald village with its range of day to day amenities. David Lloyd leisure and the ever popular Eastpoint entertainment village are also easily accessible.

This property will create an interest on today's market, in order to appreciate the many quality attributes on offer early internal viewing is strongly recommended.

#### **Accommodation**

uPVC double glazed front door, entrance hall, ceramic tiled floor, under stairs storage, alarm panel.

Double doors with glazed inset to lounge.

#### **Ground Floor Cloakroom**

Pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, dual flush close coupled WC, chrome heated towel rail.

#### **Lounge**

12'4" x 11'6" (3.76m x 3.5m)

Dual aspect.

#### **Family Room**

13'9" (4.2) x 11'7" (3.53) Into Bay

Bay window, laminate wooden floor, recessed spotlights.

#### **Sun Room**

12'6" x 10'2" (3.8m x 3.1m)

Laminate wooden floor.

#### **Modern Fitted Kitchen**

11'9" (3.58) x 8'6" (2.6) extending to 10'6" (3.2)

Single drainer stainless steel bowl and one half sink unit, mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, ceramic tiled floor, plumbed for washing machine, plumbed for dishwasher, built in oven and four ring gas hob, stainless steel chimney extractor fan, concealed gas boiler, recessed spotlights, integrated fridge freezer, uPVC double glazed back door.

#### **First Floor**

#### **Landing**

Airing cupboard. Access to roof space.

#### **Master Bedroom**

11'8" x 10'6" (3.56m x 3.2m)

#### **Ensuite Shower Room**

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

#### **Bedroom Two**

13'4" x 8'6" (4.06m x 2.6m)

Dual Aspect.

#### **Bedroom Three**

9'8" x 9'3" (2.95m x 2.82m)

Dual Aspect.

#### **Bathroom**

Modern white suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, chrome heated towel rail, ceramic tiled floor.

#### **Outside**

Front and side gardens in lawns and shrubs. Driveway to rear, with car parking for two cars. Enclosed garden to rear, lawns, shrubs, boundary fencing, extensive brick paved patio area, timber decking area, outside light and tap, garden shed.

The Reeds Rains branches at 350 Upper Newtownards Road,

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.