

# For Sale

Offers Over: £155,000

SimonBrien



8 Milfort Avenue  
Dunmurry  
Belfast  
BT17 9BJ

[simonbrien.com](http://simonbrien.com)



## Description

This attractive mid terrace has been fully renovated and provides well presented accommodation ideally suited to the first time buyer or young professional.

Within walking distance of Dunmurry Village and all local amenities the property is also well placed close to transport networks connecting Belfast, Lisburn and further afield.

Internally the property offers two generous bedrooms, spacious open plan living/dining, modern fully fitted kitchen and bathroom in white suite.

Externally there is pleasant enclosed rear patio garden.

Viewing is by private appointment through our Lisburn Road Office on 02890 668888.





### Special Features & Services

- Attractive Mid Terrace
- Recently Renovated/Exceptionally Well Presented Accommodation
- Spacious Open Plan Living/Dining
- Modern Fully Fitted Kitchen with Range of Appliances
- Two Generous Bedrooms
- Contemporary Bathroom in White Suite
- Utility Room
- Gas Fired Central Heating
- Double Glazing
- Composite Front and Rear Door
- Patio Garden to Rear
- Ideal for First Time Buyer/Young Professional
- Popular and Convenient Location close to Dunmurry Village, local amenities and transport routes
- Viewing by Private Appointment



### Accommodation

#### Entrance Hall

#### Living /Dining

21'1" x 10' (6.43m x 3.05m):  
Open to-

#### Kitchen

10'6" x 10'5" (3.2m x 3.18m):  
High and Low Level units, Belfast Sink, granite worktops, Belfast sink, 4 ring gas hob, electric oven, microwave, integrated dishwasher and wine fridge

#### Utility Room

8'3" x 4'9" (2.51m x 1.45m):  
Plumbed washing machine

#### Bathroom

White suite, panelled bath, telephone hand shower, low flush WC, pedestal wash hand basin

### First Floor

#### Bedroom 1

14'3" x 11'9" (4.34m x 3.58m):  
Built in wardrobe, cupboard with gas boiler

#### Bedroom 2

10'5" x 9' (3.18m x 2.74m):



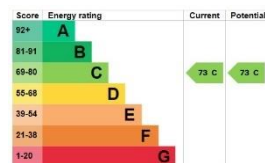
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**NEGOTIATOR**

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