



32 MILLMOUNT VILLAGE CRESCENT

Dundonald, BT16 1YT

Offers over **£389,950**



DETACHED | 4  | 2  | 2 

This beautifully presented detached family home is located in the popular Millmount Village, a sought-after modern development offering ease of access to the main arterial routes for commuting to Belfast city whilst the amenities of Dundonald and Comber close at hand.

Number 32 lies within the catchment area to a range of local primary and post primary schools. The property has been well maintained by the current owners making it a perfect home ready to move into.

Internally, this contemporary home offers high quality fixtures and fittings throughout with tasteful use of tiling and contemporary sanitary ware. Of particular note is the fully fitted modern kitchen, ample dining open plan to living area. There is also an additional lounge with feature gas fire and downstairs WC. To the first floor are four well proportioned bedrooms, principal with ensuite shower room and a modern family bathroom.

Further benefits include, uPVC double glazing, gas fired central heating, extended detached garage with ample off street parking and with an excellent degree of privacy to the rear garden this ensures this property will create instant interest on today's market.

Externally there are superb side and rear gardens fully enclosed and laid in lawns with paved patio areas, ideal for outdoor entertaining, young children at play and pets alike. To the front, there are flower beds with shrubs and plants.



KEY FEATURES

- Exceptionally Well Presented Detached Family Home
- High Standards of Fixtures and Fittings Throughout
- Spacious Lounge with Square Bay Window and Feature Gas Fireplace
- Modern Fitted Kitchen with Excellent Storage Open to Dining/Living Area
- Four Well Proportioned Bedrooms
- Principal Bedroom with Contemporary En Suite Shower Room
- Separate Modern Bathroom With White Suite
- Bright and Spacious Accommodation Throughout
- Ground Floor Furnished Cloakroom
- Superb Enclosed Side and Rear Gardens Laid in Lawn with Paved Patio Areas, Ideal for Outdoor Entertainment
- Front Garden Laid in Lawn with Ample Driveway for Off Street Car Parking
- Extended Detached Garage
- Excellent Convenience to Main Arterial Routes for City Commuting
- Amenities of Dundonald and Comber are Close at Hand
- Within the Catchment Area to a Range of Local Primary and Post Primary Schools



ROOM DETAILS

Ground Floor

- Entrance Hall
- Downstairs WC
- Lounge
22'1" x 11'8"
- Open Plan Living/Kitchen/
Diner
29'5" x 10'7"
- Utility Room

First Floor

- Landing
- Primary Bedroom
13' x 10'7"
- Ensuite Shower Room
- Bedroom Two
11'8" x 9'10"
- Bedroom Three
12'4" x 9'7"
- Bedroom Four
9'7" x 8'5"
- Family Bathroom"

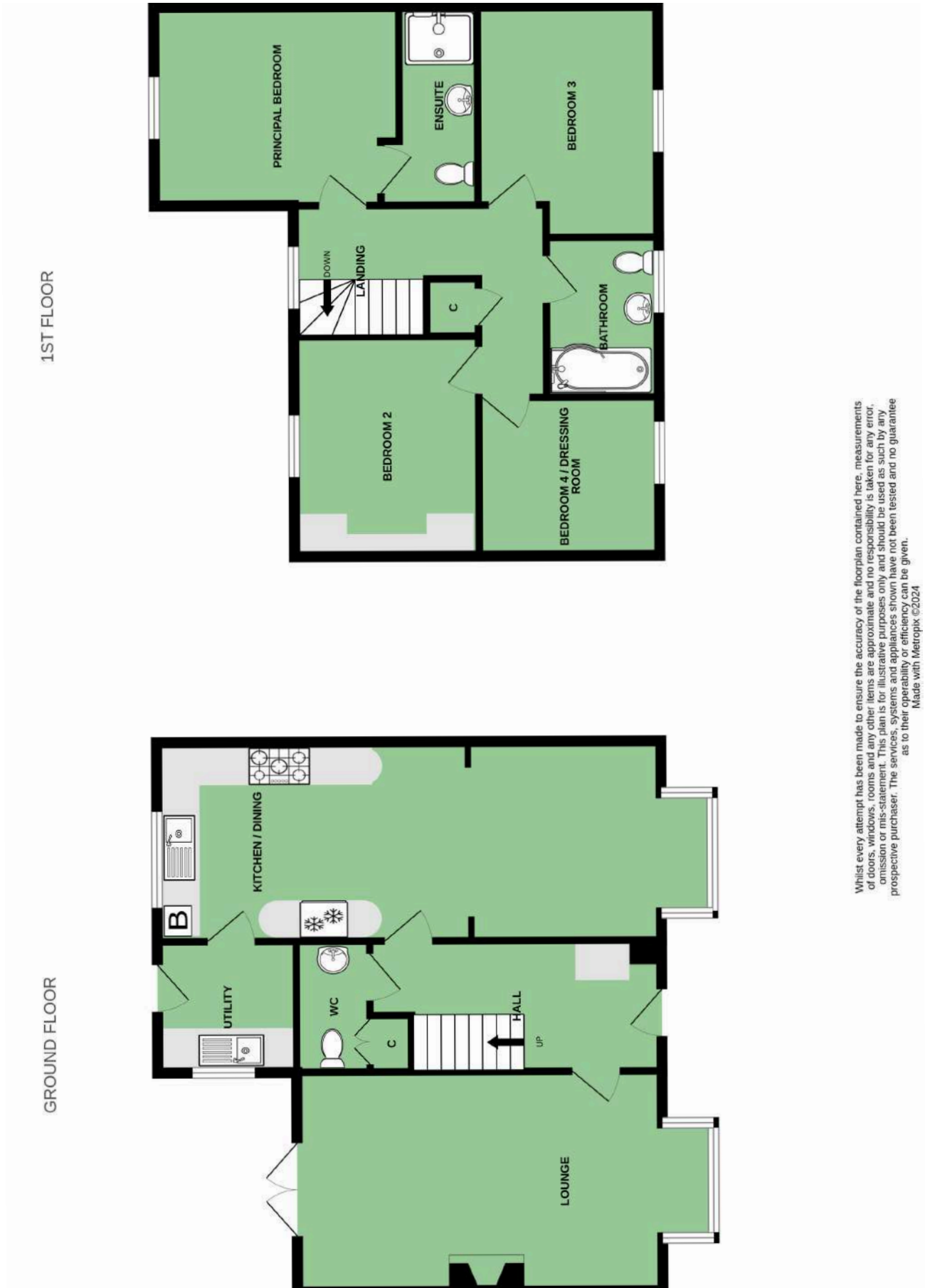
Outside

- Tarmac Driveway
- Extended Detached
Garage
- Garden to Front in Lawn
with Shrub Beds
- Gated Access to Both
Sides
- Fully Enclosed Side and
Rear Garden





FLOOR PLANS

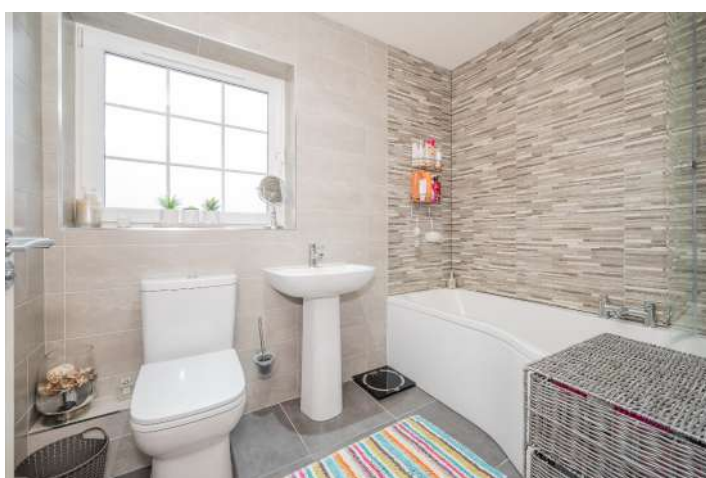


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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DIRECTIONS

Turn into Millmount Road, at the roundabout take the 2nd exit onto Millmount Village Drive. Take the 2nd Left onto Millmount Village Crescent, follow the road to the end of the cul-de-sac and number 32 will be on your right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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