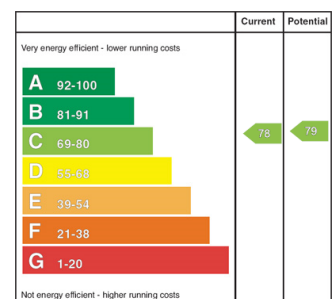




**60 MILLREAGH AVENUE, DUNDONALD, BELFAST, BT16 1TJ**  
**OFFERS AROUND £220,000**

- Superb Semi Detached Villa within this Multiple Award Winning Development**
- 4 Spacious Bedrooms (Master with En Suite Shower Room)**
- Well Proportioned Bright Lounge with Gas Fire**
- Open Plan Modern Fully Fitted Kitchen with Ample Dining Space**
- Downstairs Cloakroom/W.C.**
- Contemporary White Family Bathroom with Feature Wall & Floor Tiling**
- Upvc Double Glazed Window Frames**
- Gas Fired Central Heating**
- Sizeable Pavior Driveway with Parking for Several Cars**
- Enclosed Garden to Rear with Pavior Patio Area**
- Open Aspect to Front Overlooking Circular Green**
- Burglar Alarm System Installed**
- Price to include all present owner's furniture (list available upon request)**

9619-1913-0339-6497-0990



Ideally located within this multiple award winning development, this stunning semi-detached villa enjoys a most enviable site with a delightful open aspect to front overlooking the main circular green. The property benefits from well proportioned internal accommodation which will be ideally suited to many young families as this particular house type boasts 4 good sized bedrooms (master with en suite shower room), modern feature tiled bathroom, spacious lounge, modern open plan kitchen/dining space and downstairs cloakroom with wc. Externally the property has a secure, fully enclosed rear garden space and excellent driveway laid in brick pavior with parking for several cars. All in all, the perfect family environment. Early viewing is advised as recent similat sales within this highly regarded development have proved extremely popular.

## THE PROPERTY COMPRISES:

### Entrance

Solid front door to:

### Ground Floor

**ENTRANCE PORCH:** Ceramic tiled floor, single panelled radiator, glass panelled door to:

**ENTRANCE HALL:** Alarm system, single panelled radiator.

**LOUNGE:** 14' 3" x 13' 7" (4.34m x 4.14m) Attractive marble fireplace with matching raised hearth, gas fire inset, recessed low voltage spotlighting, double panelled radiator.



### OPEN PLAN

**KITCHEN/DINING ROOM** 19' 2" x 15' 3" (5.84m x 4.65m) Extensive range of modern high & low level units, 1.5 bowl stainless steel sink unit with mixer tap, built in stainless steel oven, 4 ring gas hob with stainless steel extractor hood over, integrated fridge/freezer, dishwasher, built in washing machine, cupboard containing 'Vokera' wall mounted gas fired boiler, recessed low voltage spotlighting, double panelled radiator, ceramic tiled floor, feature partially tiled walls, Upvc double glazed door to rear.



**REAR HALLWAY:** Ceramic tiled floor, storage cupboard.

**CLOAKROOM:** Close coupled w.c., pedestal wash hand basin, ceramic tiled floor, extractor fan.

## **First Floor**

**LANDING:** Hot press, double panelled radiator, access to roofspace.

**MASTER BEDROOM:** 14' 5" x 11' 3" (4.39m x 3.43m) Double panelled radiator.

**ENSUITE SHOWER ROOM:** Modern white suite comprising fully tiled cubicle containing 'Aqualisa' electric shower, pedestal wash hand basin, close coupled w.c., chrome towel radiator, partially feature tiled walls, ceramic tiled floor, extractor fan.



**BEDROOM (2):** 11' 7" max. x 10' 10" (3.53m x 3.3m) Double panelled radiator.

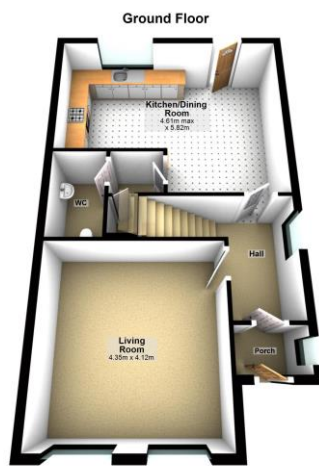
**BEDROOM (3):** 11' 7" max. x 8' 0" (3.53m x 2.44m) Double panelled radiator.

**BEDROOM (4):** 10' 9" x 7' 7" (3.28m x 2.31m) Double panelled radiator.

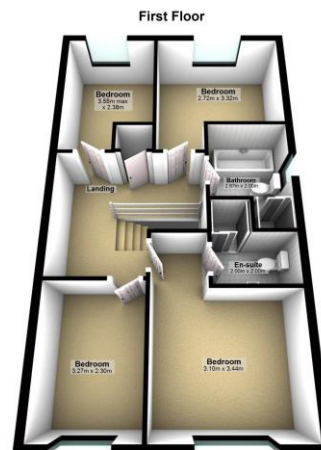
**FAMILY BATHROOM:** Modern white suite comprising panelled bath, fully tiled shower cubicle containing thermostatically controlled shower, pedestal wash hand basin, close coupled w.c., chrome towel radiator, partially feature tiled walls, ceramic tiled floor, extractor fan.

**Outside**

Garden to front in lawn, outside light, brick pavior double driveway to side.  
Fully enclosed garden to rear laid in lawn, bordered by timber fencing, feature pavior patio area, outside light & tap.



Photography and floor plans by houseaffinity.co.uk  
Plan produced using PlanUp  
**60 Millreagh, Belfast**



**LOCATION:** From Upper Newtownards Road turn into the Carrowreagh Road. Proceed straight until you reach the open green space. No.60 is directly off roundabout.

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