



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 23 Mill Valley Road , Belfast, BT14 8FB

**Offers Over £199,950**

Superb Recently Constructed Semi-Detached Villa Holding An Impressive Site Within This Popular Residential Location

A fantastic opportunity to purchase a recently constructed semi-detached family home holding a prime position within this most popular development. The contemporary interior comprises 3 bedrooms, lounge, contemporary fitted kitchen with dining incorporating built-in under oven and 4 ring hob, white family bathroom suite and downstairs furnished cloakroom with wc. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings, quality floor coverings throughout and offers maintenance free living for many years to come. Excellent off street parking and the superb private rear gardens and those stunning panoramic views to enjoy makes this a home not to be missed - Early viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	71	74
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 23 Mill Valley Road , Belfast, BT14 8FB



- Superb Recently Constructed Semi-Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- Impressive Site Within This Popular Residential Location

• 3 Bedrooms

- White Bathroom Suite
- Gas Central Heating

• Lounge With Patio Doors To Rear

- Downstairs Furnished Cloakroom With WC
- Private Rear Garden

## Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator, understairs storage, concealed gas boiler.

stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, wood laminate floor, double panelled radiator.

low flush wc, partly tiled walls, extractor fan, panelled radiator.

## Lounge

17'0" x 10'5" (5.20 x 3.18)

Attractive fireplace, wood laminate floor, double panelled radiator, pvc patio doors to rear.

## Furnished Cloakroom

Pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

## Bedroom

9'10" x 11'10" (3.02 x 3.62)

Double panelled radiator.

## Bedroom

11'5" x 9'5" (3.49 x 2.88)

Panelled radiator.

## Kitchen

10'2" x 13'10" (3.11 x 4.23)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and 4 ring hob,

## First Floor

Landing, built-in storage, access to roofspace.

## Bedroom

8'2" x 7'6" (2.51 x 2.31)

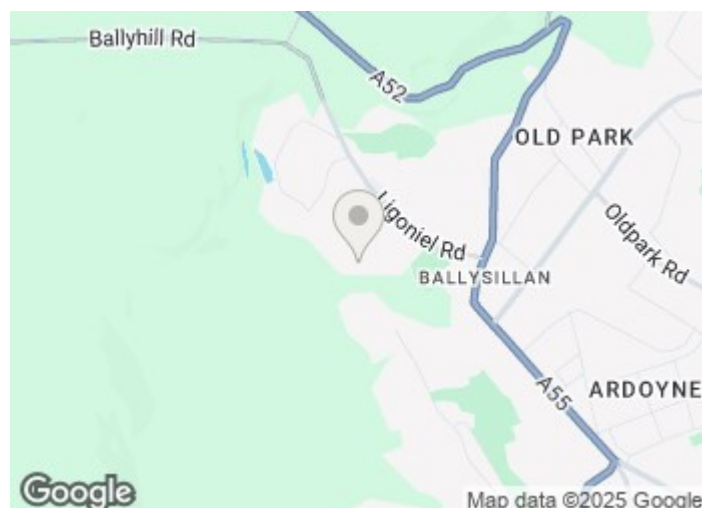
Panelled radiator.

## Bathroom

Classic white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin,

## Outside

Hard landscaped rear raised garden in mature lawn, garden shed, outside tap and light.



## Directions





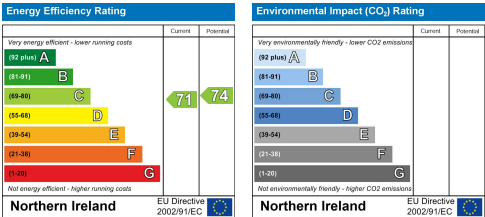
Floor Plan

23, Mill Valley Road, BELFAST, BT14 8FB



Total Area: 76.6 m² ... 825 ft²  
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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