

10 Mill Valley Way , Belfast, BT14 8LH

Offers Over £260,000

Spacious Modern Constructed And Beautifully Presented Family Home Situated Within This Highly Regarded Residential Location

A fabulous modern constructed semi detached residence holding a prime position set within this highly desirable residential location. The generously proportioned beautifully presented accommodation comprises 3 bedrooms, principal with en suite shower room, spacious lounge, integrated fitted kitchen open plan to dining area with patio doors to garden and modern white family bathroom. The dwelling further offers upvc double glazed windows, furnished cloakroom, garage room with patio doors, gas fired central heating, and a superb cul-de sac location. The present owners have created a fabulous landscaped rear garden with entertaining areas to include feature garden room, plumbed for a hot tub area and superb composite sun deck and paved patio areas .

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

10 Mill Valley Way

, Belfast, BT14 8LH



- Stunning Modern Semi Detached Villa
- Over Flowing With Extra Features
- 3 Bedrooms One Plus Reception
- Upvc Double Glazed Windows
- Gas Central Heating
- Garage And Garden Rooms
- Family Bathroom + Furnished Cloakroom
- En- Suite Shower Room
- Fabulous Landscaped Gardens
- Fully Integrated Fitted Kitchen

Open Entrance Porch

Composite entrance door.

Entrance Hall

Ceramic tiled floor.

Garage Room

19'8" x 14'6" (6.00 x 4.42)

Upvc double glazed doors, ceramic tiled floor, panelled radiator.

First Floor

Landing.

Lounge

19'1" x 12'2" (5.83 x 3.72)

Media wall wired for recessed television and inset electric fire, wall light points, panelled radiator.

Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor.

Kitchen

19'1" x 10'6" (5.82 x 3.22)

Stainless steel bowl sink unit with quartz drainer, extensive range of high and low level units, quartz worktop with matching splash back, built-in under oven, ceramic hob, stainless steel extractor fan, microwave housing, tall integrated fridge-freezer, recessed lighting, concealed gas boiler, ceramic tiled floor.

Dining Area

Ceramic tiled floor, panelled radiator. upvc double glazed patio doors.

Second Floor

Gallery landing.

Bathroom

Modern white suite comprising panelled bath, pedestal wash hand basin, shower cubicle, thermostatically controlled drench shower, telephone hand shower, low flush wc, partly tiled walls, panelled radiator.

Bedroom

9'9" x 7'10" (2.98 x 2.39)

Panelled radiator.

Bedroom

11'5" x 8'9" (3.50 x 2.69)

Range of built-in robes, panelled radiator.

Bedroom

18'5" x 12'2" (5.63 x 3.73)

Panelled radiator.

Ensuite Shower Room

Modern white suite comprising, pedestal wash hand basin, shower cubicle, thermostatically controlled drench shower, telephone hand shower, low flush wc, partly tiled walls, panelled radiator.

Roofspace

Floored.

Outside

Driveway parking. Gardens front in lawn with paved areas, extensive hard landscaped rear in decorative paving, extensive patio areas, composite decking raised flower beds outside light and tap, garden shed, outside power, mature shrubs and flower beds.

Summer Room

19'8" x 13'1" (6.00 x 4.00)

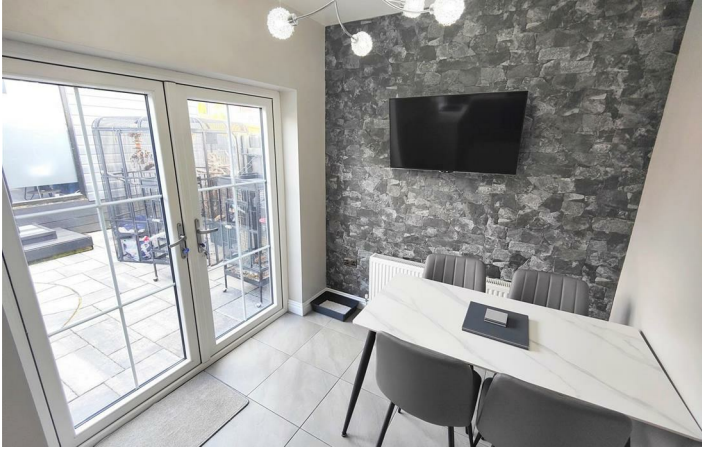
Upvc double doors, wood laminate flooring, recessed lighting.

Hot Tub Deck

Privacy fencing, stone chip and paving, covered area, light and power, plumbed for hot tub.

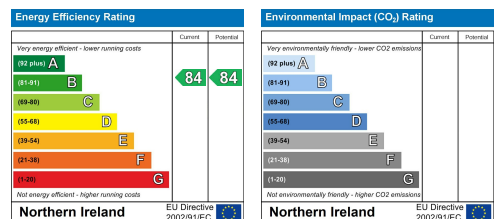


Directions



Floor Plan

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