



11 Mill Valley Gardens Ligoniel, Belfast, BT14 8FA

Offers Over £165,000

Stunning Penthouse Apartment Affording Amazing City And Countryside Panoramic Views.

This stunning Penthouse apartment is perfectly positioned to take full advantage of the stunning dual aspect panoramic views. Inside the generously proportioned accommodation takes full advantage of those amazing views with spacious lounge into bay, open plan luxury integrated kitchen with dining area and modern white bathroom suite. The apartment further offers en-suite shower room to principal bedroom, uPvc double glazed windows, gas central heating, low outgoings, walk in storage cupboard and is presented to the highest standard. Excellent car parking within a cul-de-sac location, panoramic views and all within this most sought after residential development make this a unique opportunity not to be missed - Early Viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

11 Mill Valley Gardens

Ligoniel, Belfast, BT14 8FA



- Stunning Penthouse Apartment
- Spacious Lounge
- Principal With En-Suite
- Fantastic Opportunity
- Panoramic City & Country Views
- Luxury Integrated Kitchen
- Gas Central Heating
- 2 Double Bedrooms
- Modern White Bathroom Suite
- Upvc Double Glazed Windows

Communal Entrance Hall

Intercom entry.

Entrance Hall

Panelled radiator.

Inner Lobby

Walk-in storage, understairs storage, panelled radiator.

Lounge

17'2" x 23'1" (5.25 x 7.05)

Into bay, panoramic views over Belfast City, wood laminate floor, intercom, open plan

Kitchen

Bowl and a half single drainer stainless stainless sink unit, extensive range of high and low level units, formica worktops,

built-in under oven and gas hob,

stainless steel canopy extractor fan, 9'6" x 12'5" (2.92 x 3.79)

integrated fridge/freezer, integrated Panelled radiator.

dishwasher, integrated

washer/dryer, concealed gas boiler,

wood laminate floor, open plan:

Dining Room

Panoramic views over Black Mountain, recessed lighting.

Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, recessed lighting, ceramic tiled floor.

Bedroom

9'6" x 12'5" (2.92 x 3.79)

Panelled radiator.

Bedroom

11'0" x 11'3" (3.36 x 3.45)

Panelled radiator.

En Suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, recessed lighting, chrome radiator.

Outside

Communal gardens in lawn, carparking space.



Directions



Floor Plan

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