

2 Mill Valley Place , Belfast, BT14 8FX

Offers Over £279,950

Spacious Modern Constructed And Beautifully Presented Semi Detached 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 4 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 raised decked patio area and extensive front and side garden in mature lawn with ample off street car parking.

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

2 Mill Valley Place

, Belfast, BT14 8FX



- Stunning Modern Semi Detached Villa
- 4 Bedrooms, Principle With En-Suite
- Spacious Lounge
- Luxury Fitted Integrated Kitchen
- Modern White Family Bathroom Suite
- Furnished Cloakroom
- Internal Garage
- Gas Central Heating
- Upvc Double Glazed Windows
- Beautifully Presented Gardens Front And Back

Entrance Hall

Composite entrance door, porcelain tiled floor. 16'2" x 12'4" (4.94 x 3.77)

Utility Area

8'11" x 7'0" (2.73 x 2.15)

Single drainer stainless steel sink unit, low level units, formica worktop, plumbed for washing machine, tumble dryer space, partly tiled walls, porcelain tiled floor.

Internal Garage

20'7" x 11'8" (6.29 x 3.57)

Upvc patio doors, wall mounted gas boiler.

First Floor

Landing, porcelain tiled floor, panelled radiator.

Kitchen

19'10" x 17'5" (6.05 x 5.33)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, 4 ring gas hob, extractor fan, fridge/freezer housing, integrated dishwasher, integrated microwave, larder cupboard, island unit, partly tiled walls, porcelain tiled floor, double panelled radiator, uPvc patio doors to rear.

Lounge

16'2" x 12'4" (4.94 x 3.77)

Media wall with electric fire, porcelain tiled floor, double panelled radiator.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Second Floor

Landing, built-in storage, airing cupboard, panelled radiator.

Bedroom

12'0" x 6'4" (3.68 x 1.94)

Built-in slide robes, panelled radiator.

Bedroom

13'1" x 10'11" (4.01 x 3.33)

Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, wash hand basin, low flush wc, featured radiator, fully tiled walls, ceramic tiled floor, extractor fan.

Bedroom

10'11" x 12'8" (3.33 x 3.87)

Wood laminate floor, panelled radiator.

En-Suite

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor.

Bedroom

8'10" x 8'8" (2.70 x 2.65)

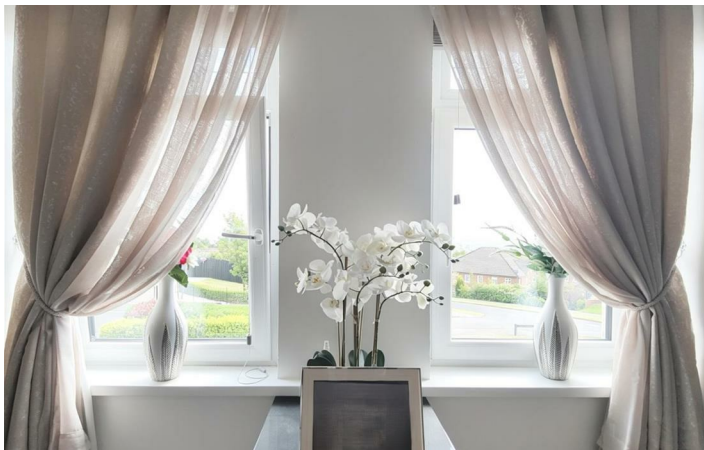
Built-in mirrored slide robes, panelled radiator

Outside

Extensive front and side garden in brick paved driveway with ample carparking and mature lawn and hedging. Private rear lard landscaped garden in concrete pavers, mature lawn and raised patio decking, outside light.

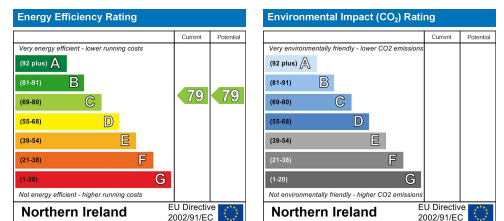


Directions



Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark