



5 Mill Valley Court , Belfast, BT14 8FZ

Offers Over £214,950

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

A fantastic opportunity to purchase a modern constructed semi-detached family home holding a prime position within this most popular development. The contemporary interior comprises 3 bedrooms, lounge into bay, fitted kitchen with dining incorporating built-in under oven and 4 ring gas hob, white family bathroom suite and downstairs furnished cloakroom. 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 superb private rear garden 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) A			
(81-91) B			
(69-80) C		78	78
(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	

5 Mill Valley Court

, Belfast, BT14 8FZ



- Modern Constructed Semi-Detached Villa
- Fitted Kitchen With Informal Dining
- Gas Central Heating
- 3 Bedrooms
- White Family Bathroom Suite
- Upvc Double Glazed Windows
- Lounge Into Bay
- Downstairs Furnished Cloakroom
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Lounge Into Bay

14'10" x 10'3" (4.53 x 3.14)

Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

17'1" x 10'11" (5.21 x 3.35)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, ceramic tiled floor, uPvc patio doors to rear.

Furnished Cloakroom

Low flush wc

First Floor

Landing, concealed gas boiler.

Bedroom

7'4" x 9'1" (2.26 x 2.79)

Wood laminate floor, panelled radiator.

Bedroom

12'9" x 9'9" (3.91 x 2.99)

Wood laminate floor, panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

12'5" x 9'8" (3.79 x 2.97)

Wood laminate floor, panelled radiator.

En-Suite

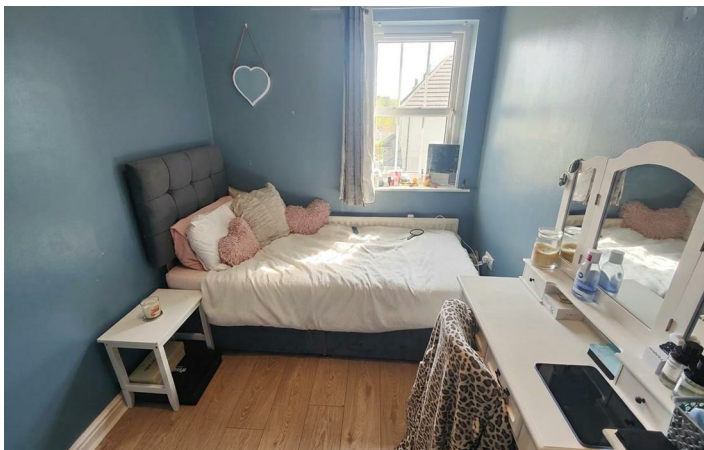
White suite comprising shower cubicle, wash hand basin, low flush wc, panelled radiator, partly tiled walls, extractor fan.

Outside

Front garden in tarmac paved with off street carparking. Rear garden in concrete paved patio area, split level mature lawn, outside tap and light.

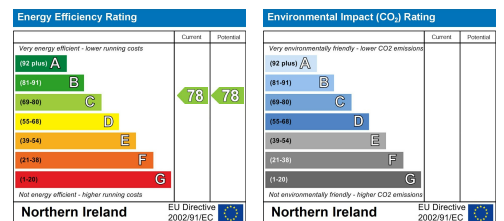


Directions



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

FORETSIDE
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