



This immaculately presented home is finished to an exacting standard throughout. The superb living accommodation includes living room, impressive large kitchen/dining area open to a fantastic sunroom, ideal for family life and for entertaining. There is also a convenient ground floor W.C. There are four double bedrooms, and a family bathroom which occupy the first floor.

Externally, there is excellent parking to the front for up to four vehicles, leading to attached garage. This is topped off with a well manicured, private and enclosed rear garden with multiple sitting areas and a superb outhouse.

Millars Forge is ideally located within close proximity to Dundonald Village with its array of local shops and amenities, the Ulster Hospital, Civil Service and leading schools are close by as well as providing ease of access to Newtownards and Belfast City Centre.

Offers Over
£345,000

25 Millars Forge ,
Dundonald,
BELFAST,
BT16 1UT

Viewing by
appointment with
& through agent
028 9065 0000



- Impressive, detached family home in quiet popular location
- Four well-proportioned bedrooms
- Spacious living room with feature fireplace
- Downstairs W.C.
- Modern fitted kitchen with plenty of storage and dining area, open plan to:
- Large amazing sunroom, ideal for living area
- Family bathroom on first floor
- Attached garage/additional outhouse
- Driveway parking for up to 4 vehicles
- OFCH / uPVC double glazing throughout
- Enclosed fantastic rear garden with multiple sitting areas
- Walking distance to Dundonald Village
- Close to Eastpoint Entertainment Village, Ballyhackamore & Stormont Estate

The Property Comprises:

Composite front door to...

Ground Floor

ENTRANCE HALL: Tiled flooring, understair storage.

DOWNSTAIRS W.C.: Dual flush WC, vanity unit with ceramic sink, tiled floor, wood panelling.



LIVING ROOM: 14' 1" x 13' 9" (4.3m x 4.2m) Feature gas fire, wooden shelving.



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KITCHEN/DINING: 21' 1" x 14' 7" (6.42m x 4.44m) Range of high and low units, Corian work surface, stainless steel sink unit with mixer tap, underbench double oven, 4 ring hob, extractor above, integrated dish washer, splashback, space for American fridge freezer, larder cupboard, feature floating storage cupboard, space for plumbed washing machine and tumble dryer, breakfast cupboard with electrical sockets, feature vertical radiator, tiled floor, spotlights, open to...



SUN ROOM: 18' 4" x 10' 2" (5.59m x 3.09m) Solid wooden flooring. spotlights, sliding door to rear.



First Floor

LANDING: Access to roofspace, hotpress cupboard with shelving.



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PRINCIPAL BEDROOM: 15' 9" x 10' 9" (4.8m x 3.27m) Cornice ceiling, spotlights.



BEDROOM (2): 12' 6" x 10' 9" (3.81m x 3.27m) Outlook to rear.

BEDROOM (3): 10' 5" x 9' 12" (3.17m x 3.04m) Built in wardrobe.

BEDROOM (4): 9' 4" x 6' 10" (2.84m x 2.07m) Currently used as study.



BATHROOM: White suite comprising dual flush WC, vanity unit with ceramic sink and mixer tap, wall mounted mirror, chrome heated towel rail, shower cubicle with thermostatic rainhead shower, panelled bath with mixer tap, tiled flooring, spotlights.



Outside

ATTACHED GARAGE Power and light, sink unit, up and over door.

FRONT: Driveway parking for up to four vehicles, garden laid in lawns.

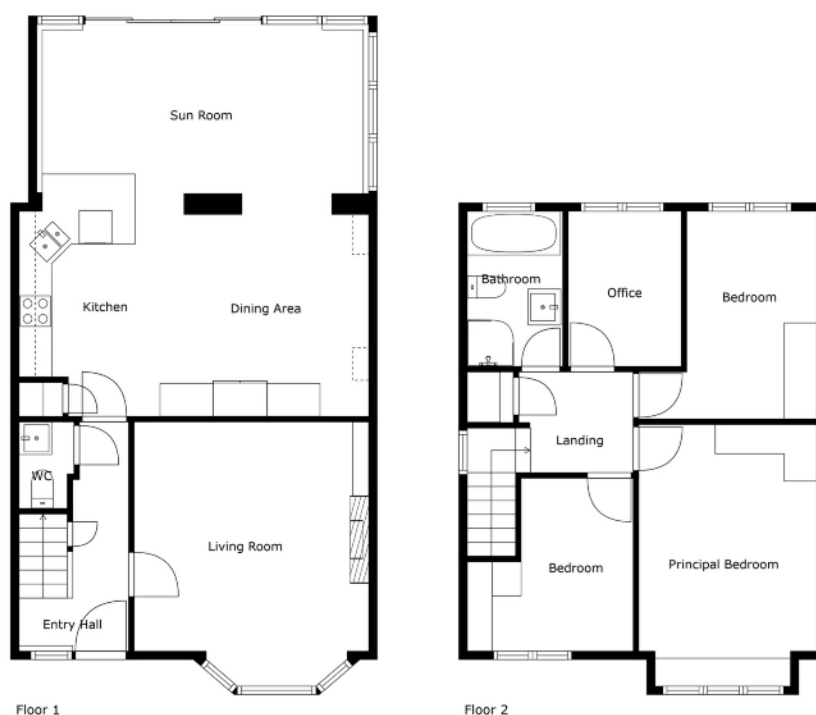
REAR: Enclosed rear garden laid in lawn, additional patio area, additional composite decking area, raised flowerbeds, additional wooden shed, mature surrounding shrubbery, outside lighting and tap.

Additional outhouse - Upvc double doors, power and light, outside spotlights, ideal for workshop.



Location:

Heading countrybound on the Comber Road, continue past Grahamsbridge and Old Dundonald Road junctions. Turn left into Millars Forge.



Sizes And Dimensions Are Approximate. Actual May Vary.

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