

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 MILLMOUNT VILLAGE AVENUE, BELFAST,
BT16 1AQ**

OFFERS AROUND £259,950

Located within the popular Millmount Village development, this beautifully presented semi-detached home built in 2018 by Lagan Homes, offers modern, well-proportioned accommodation and is finished to a high standard throughout.

The entrance hall features ceramic tiled flooring and leads to a bright and spacious lounge, with engineered oak flooring and an attractive carved wood surround fireplace with granite inset and hearth, complemented by an electric fire.

The kitchen and dining area offers an excellent range of high and low level units with Minerva Composite worksurfaces and matching upstand. The kitchen is well equipped with integrated appliances including a fridge freezer, dishwasher, under oven and gas hob with stainless steel extractor hood. The space flows naturally into the dining area and sunroom. The sunroom enjoys ceramic tiled flooring and PVC French doors that open directly onto the rear garden. The ground floor is further complemented by a modern WC fitted with a white suite and stylish tiled flooring.

Upstairs, the first floor landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a range of built-in robes with mirrored sliding doors and a contemporary ensuite shower room with walk-in shower and chrome feature radiator. The family bathroom is finished with a modern white suite including bath with shower and attractive tiled detailing.

Externally, the property enjoys well-maintained gardens to the front and side with lawn and flower beds. The enclosed south-west facing rear garden is designed for outdoor enjoyment, featuring a patio, lawn and decking area, along with raised flower beds and a garden shed. Outside lighting, electric sockets and hot and cold water taps add further practicality to this excellent outdoor space.

This stylish home combines modern design, quality finishes and a convenient location within a sought-after residential development.



Key Features

- Modern Semi-Detached Home Built By Lagan Homes In 2018
- Kitchen Offers Minerva Composite Surfaces, Integrated Appliances And Dining Area
- Ground Floor WC With Modern White Suite And Ceramic Tiling
- Two Additional Bedrooms With Family Bathroom Featuring Bath And Shower
- Lounge Features Oak Flooring And Carved Wood Fireplace With Electric Fire
- Sunroom With French Doors Opening Directly Onto Rear Garden
- Principal Bedroom Includes Built-In Robes And Ensuite Shower Room
- South-West Facing Rear Garden With Patio, Lawn, Decking, Shed, And Flower Beds



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Lounge

18' x 14'5

Carved wood surround fireplace with granite inset, granite hearth and electric fire. Engineered oak wood flooring.

Kitchen/Dining

18' x 9'5

Luxury range of high and low level units, Minerva composite worksurfaces and matching upstand. Single drainer inset 1/4 basin single drainer stainless steel sink unit with mixer tap, built in under oven, gas hob with perspex splashback and stainless steel extractor hood. Integrated fridge freezer, integrated dishwasher, cupboard housing gas fired boiler, plumbed for washing machine. Part tiled walls, ceramic tiled flooring, recessed spotlighting, open to dining area:

Sunroom

10'4 x 10'1

Ceramic tiled flooring, PVC french doors to rear garden.

Ground floor WC

Modern white suite comprising: Pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, ceramic tiled flooring, extractor fan.

First Floor Landing

Bedroom 1

11' x 9'5

Includes range of built in robes with part mirrored sliding doors, LVT flooring.

Ensuite Shower Room

Modern white suite comprising: Walk in shower cubicle with built in shower, tiled walls and sliding shower doors. Pedestal wash hand basin with mixer tap and tiled splashback, illuminated mirror, low flush WC, ceramic tiled flooring, chrome feature wall mounted radiator, recessed spotlighting, extractor fan.

Bedroom 2

12'2 x 9'

(At widest point)

LVT flooring, built in storage cupboard.

Bedroom 3

8'7 x 8'6

Bathroom

Modern white suite comprising: Panelled bath with mixer tap and telephone hand shower, tiled walls and curved shower screen. Pedestal wash hand basin with mixer tap and tiled splashback, illuminated mirror, chrome feature wall mounted radiator, ceramic tiled flooring, recessed spotlighting, extractor fan.

Outside

Front and side gardens with lawn and flower beds. Enclosed South West facing rear garden with patio, lawn and decking area. Raised flower beds and garden shed with power and light. Hot and cold outside water tap, electric outside sockets, outside lights.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk



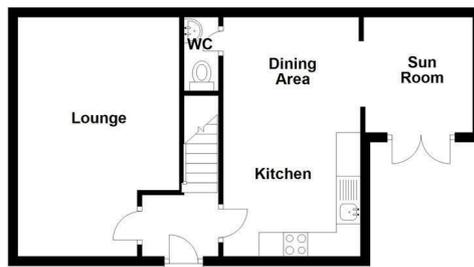




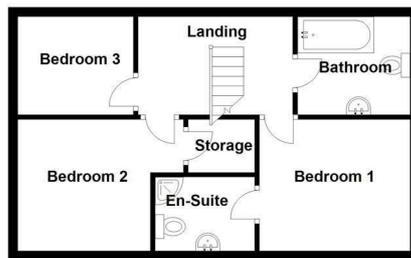




Ground Floor



First Floor



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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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