

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 MILLMOUNT VILLAGE SQUARE,
DUNDONALD, BELFAST, BT16 1YX**

OFFERS AROUND £239,950



Located in the charming Millmount Village Square, this beautifully presented end-town terrace house offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families, first-time buyers, or young couples seeking a comfortable home in a high-demand area.

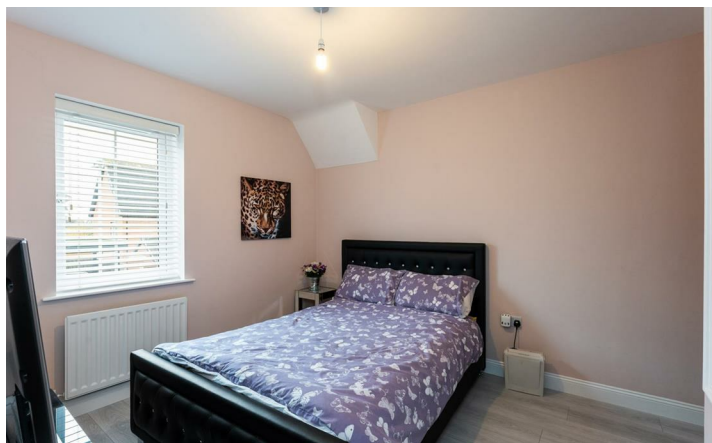
Upon entering, you are greeted by a spacious living room with stylish laminate flooring, an entrance hallway features a convenient downstairs cloakroom, and an attractive fitted kitchen boasts a breakfast area, ideal for casual dining, and is complemented by double doors that lead out to a private South facing garden featuring both lawn and patio.

On the first floor the property offers three bedrooms, and a family bathroom, with a panelled "shower bath" all in white. Benefitting from gas heating and double glazing the property is situated in a popular and convenient location, making it an excellent choice for those looking to downsize or enter the property market. With its appealing features and prime location, this end-town terrace house is a must-see for anyone seeking their next home.



Key Features

- Located In The Charming And Sought-After Millmount Village Square
- Entrance Hallway Featuring A Convenient Downstairs Cloakroom
- Spacious Living Room With Stylish Laminate Flooring
- Three Well-Proportioned Bedrooms Plus Bathroom
- Attractive Fitted Kitchen With Breakfast Area
- Gas-Fired Central Heating And Double Glazing Throughout
- Allocated Parking For Two Cars To The Rear
- Ideal Choice For Those Looking To Downsize Or Enter The Property Market



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Ground Floor WC

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

Lounge

15' x 12'8

Kitchen/Dining

13'7 x 12'7

(At widest point)

Modern range of high and low level 'White Gloss' units with wood effect work surfaces. Inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, built in under oven with gas hob and Perspex splashback, integrated dishwasher, integrated fridge/freezer, integrated washer dryer. Ceramic tiled flooring, recessed spotlighting, open to dining area with patio doors to south facing rear garden.

First Floor Landing

Bedroom 1

12'6 x 8'5

Wood laminate flooring, range of built in robes with sliding partially mirrored doors.

Bedroom 2

13'7 x 10'7

(At widest point)

Wood laminate flooring, built in storage cupboard.

Bedroom 3

9' x 7'8

Bathroom

Modern white suite comprising panelled bath with mixer taps, built in shower, tiled walls and curved shower screen. Pedestal wash hand basin with mixer taps, low flush WC, ceramic tiled flooring, chrome feature wall mount radiator, recessed spotlighting, extractor fan.

Outside

Small area to front, enclosed south facing rear garden with paved patio and lawn, boundary fence and garden shed.

Allocated parking to the rear for two cars.

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.

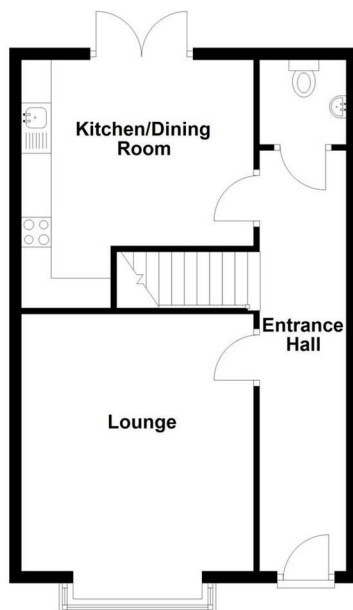
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

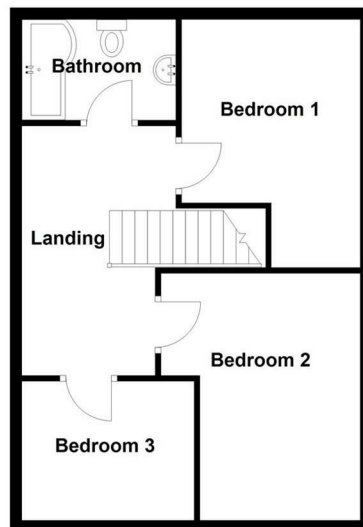




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	83
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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