



Millmount Village Park  
Belfast, BT16 1YY

Offers in the region of £264,500



## Millmount Village Park

HMK Property is delighted to bring to the market 47 Millmount Village Park. This beautifully presented red-brick semi-detached home offers contemporary living in a sought-after residential location. On entering, you are greeted by a bright entrance hall that leads to a comfortable front lounge, with a large picture window overlooking the front of the property and a feature electric fireplace with granite hearth, granite inset, and limestone surround, and separate downstairs cloakroom/WC. The heart of the home is undoubtedly the modern, fully fitted kitchen with a fantastic range of integrated appliances, open to the dining area, which is perfect for everyday family meals and hosting dinner parties. The dining area flows seamlessly into the sunroom, which is bathed in natural light and offers access to the rear garden, creating a wonderful indoor-outdoor living experience. On the first floor, there is a spacious landing with access to floored roofspace via a slingsby ladder, and three generously sized bedrooms, the master with a stylish en-suite shower room. The two further bedrooms are ideal for family members, guests, or a home office, and a well-appointed family bathroom with a shower over bath, and a separate utility cupboard. Further benefits include gas central heating and uPVC double glazing. Externally, the property offers an easily maintained west-facing garden with an extended paved patio area, providing space for outdoor seating and dining while requiring minimal upkeep. To the front, a generous driveway provides ample parking for two cars. With its excellent layout and modern finishes, 47 Millmount Village Park is a home that perfectly combines comfort and style. To arrange a viewing, contact HMK Property on 028 90397712.



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### *The facts you need to know...*

- Semi-detached home situated In the popular Millmount Village Development
- Spacious living room with feature electric fire
- Bright & spacious sunroom, with access to a west facing garden
- Three excellent bedrooms, the master with stylish en-suite shower room
- Rear garden laid In lawn with extended patio area, ideal for outdoor entertaining
- Beautifully presented throughout
- Contemporary kitchen equipped with a fantastic range of integrated appliances
- Downstairs cloakroom with W/C
- Gas fired central heating & uPVC double glazing throughout
- Prime location, close to local amenities, schools, & excellent transport links







## The property comprises...

### **ENTRANCE**

Composite front door with glass inset, leading through to reception hall.

### **ENTRANCE HALL**

Tiled flooring, access to downstairs WC.

### **LIVING ROOM**

13'8" x 12'7"

Feature electric fireplace with limestone surround and polished granite inset and hearth

### **CLOAKROOM**

Low flush WC. Pedestal wash hand basin with mixer taps.









## The property comprises...

### **KITCHEN WITH CASUAL DINING AREA**

15'1" x 13'1"

An attractive, cream shaker-style kitchen with a full range of high and low-level units, partially tiled walls, and a ceramic tiled floor. Integrated appliances include a stainless steel sink unit with mixer taps, stainless steel extractor canopy, fridge/freezer, washer/dryer, and dishwasher.

### **SUN ROOM**

10'2" x 9'10"

A bright sun room with wrap-around windows and French double doors leading directly to the rear garden. Ceramic tiled floor and recessed spotlights.

### **FIRST FLOOR**

Carpeted stairway with hand-painted wooden banisters leading to carpeted landing with access to floored roofspace.





## The property comprises...

### **MASTER BEDROOM**

11'5" x 10'2"n

Luxurious master bedroom, tastefully decorated with skirting, and uPVC window overlooking the rear of the property.

### **ENSUITE SHOWER ROOM**

Fully tiled shower cubicle, pedestal wash hand basin with mixer taps, low flush WC, chrome heated towel rail and ceramic tiled floor.

### **BEDROOM TWO**

12'5" x 8'7"

Spacious second bedroom, tastefully decorated with built in storage cupboard.

### **BEDROOM THREE**

8'11" x 8'3"

A good-sized third bedroom, currently used as a home office

### **BATHROOM**

A modern bathroom suite with a shower over the bath with mixer taps, along with a low flush WC, and a pedestal wash hand basin with mixer taps. Partially tiled walls. Ceramic tiled floor. Chrome towel radiator.

### **OUTSIDE**

To the front of the property is a low-maintenance pathway to the front door and driveway with parking for two cars. To the rear of the property is a well-maintained west-facing garden with an extended patio area, making it an ideal space for entertaining.











## Additional Information

No.47 Milmount Village Park is conveniently situated within this most sought-after development on the periphery of Dundonald. This location provides ease of access for city commuters, catchment for many leading schools, the ever-growing buzz of the Comber road and its wide range of day-to-day amenities, including coffee shops, the Ulster Hospital, and the popular East Point Entertainment Village, are all easily accessible, as well as the Comber Greenway Cycle path. Given the quality of the finish of the property, early viewing is advised.

Need to sell to buy? Contact Hannah Kenney today on 02890 397712 to arrange a free property valuation.

### ENERGY EFFICIENCY RATING

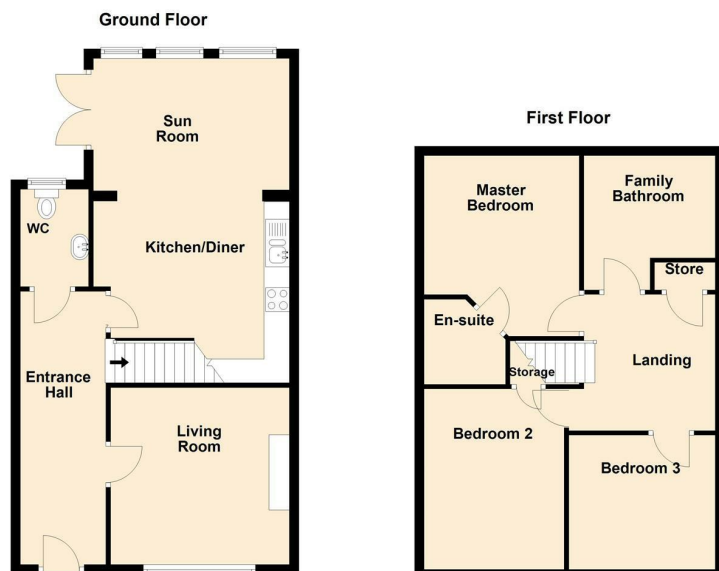
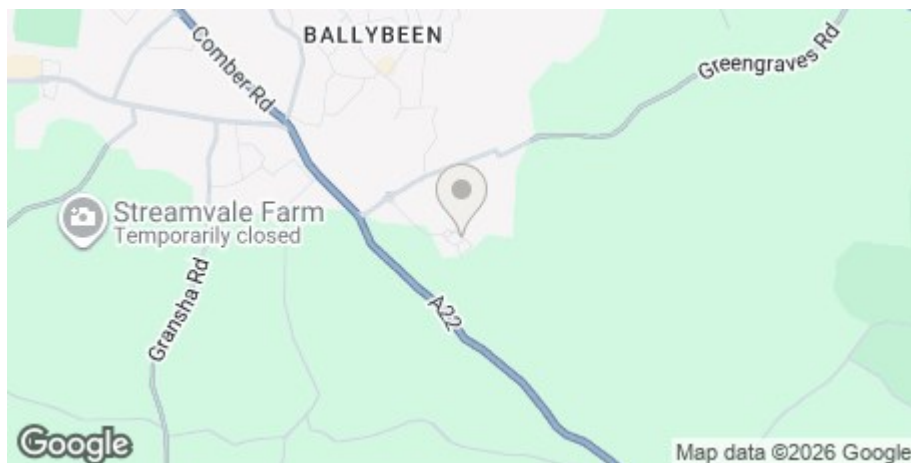
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### VIEWING

By appointment with HMK Property

# Location

Travelling along the Comber Rd turn into Millmount Road, at the roundabout take the second exit into Millmount Village Drive, turn right at Millmount Village Square, and next right onto Millmount Village Park. No.47 is located on the right-hand side.



Please Note: This floorplan is for illustration purposes only  
Plan produced using PlanUp.  
**47 Millmount Village Park, Dundonald**



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