

simon**BRIEN**
RESIDENTIAL

37 Millreagh,
Dundonald, BT16 1TJ



Asking Price £325,000

Telephone 02890 595555
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KEY FEATURES

- Modern Detached Property In A Popular Residential Setting
- Four Bedrooms (Main Bedroom With Ensuite Shower Room)
- Large Living Room With Gas Fire
- Stylish Fitted Kitchen With Integrated Appliances
- Utility Room
- Sun Room / Dining Area
- Downstairs Cloakroom With WC
- Main Bathroom In White Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating (New Boiler Fitted 2022)
- Detached Garage
- Off Street Parking
- Rear Garden With Patio Leading To Garden In Lawn
- Convenient To Belfast City Centre, Holywood & Newtownards
- Close To Public Transport Links, Schools, Dundonald Omni Park, Ulster Hospital & Stormont Buildings

DESCRIPTION

This modern detached home is found in Millreagh, a superb collection of homes located off Carrowreagh Road, Dundonald.

The property layout comprises an entrance hall, downstairs cloakroom with WC, living room with gas fire, stylish fitted kitchen with integrated appliances open to dining area/sun room and a utility room.

On the first floor, there are four bedrooms (main bedroom with ensuite shower room, bedroom 2 with a dressing room, bedroom 4 currently used as dressing room), and a main bathroom in white suite. Outside, the property enjoys off street parking to the side, and a detached garage, with a rear patio area leading to a large rear garden.

Located close to so many amenities within Dundonald and East Belfast, we envisage strong interest from those seeking to buy a well finished family home within this charming development.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Composite front door to entrance porch with ceramic tiled floor, door to

ENTRANCE HALL:

Laminate wood floor, under stairs storage cupboard



LIVING ROOM:

14' 4" x 13' 8" (4.37m x 4.17m)

Wall mounted gas fired boiler



CLOAKROOM:

Contemporary white suite, push button WC, pedestal wash hand basin with mixer taps, ceramic tiled floor

UTILITY ROOM:

8' 9" x 6' 0" (2.67m x 1.83m)

Range of high and low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, wall mounted gas fired boiler



KITCHEN:

11' 5" x 10' 0" (3.48m x 3.05m)

Excellent range of modern high and low level units, 1.5 bowl stainless steel sink unit with mixer tap, part tiled wall, 4 ring stainless steel gas hob, extractor fan and underbench oven. Integrated dishwasher and fridge/freezer, ceramic tiled floor, spotlights



SUN ROOM:

17' 4" x 10' 8" (5.28m x 3.25m)

Ceramic tiled floor, double glazed French doors to rear



FIRST FLOOR

LANDING:

Access to hot press, access to roof space

BATHROOM:

Contemporary white suite, pedestal wash hand basin with mixer tap, chrome towel radiator, push button WC, fully tiled shower enclosure with telephone attachment, part tiled walls, ceramic tiled floor



BEDROOM (1):

14' 5" x 11' 3" (4.39m x 3.43m)

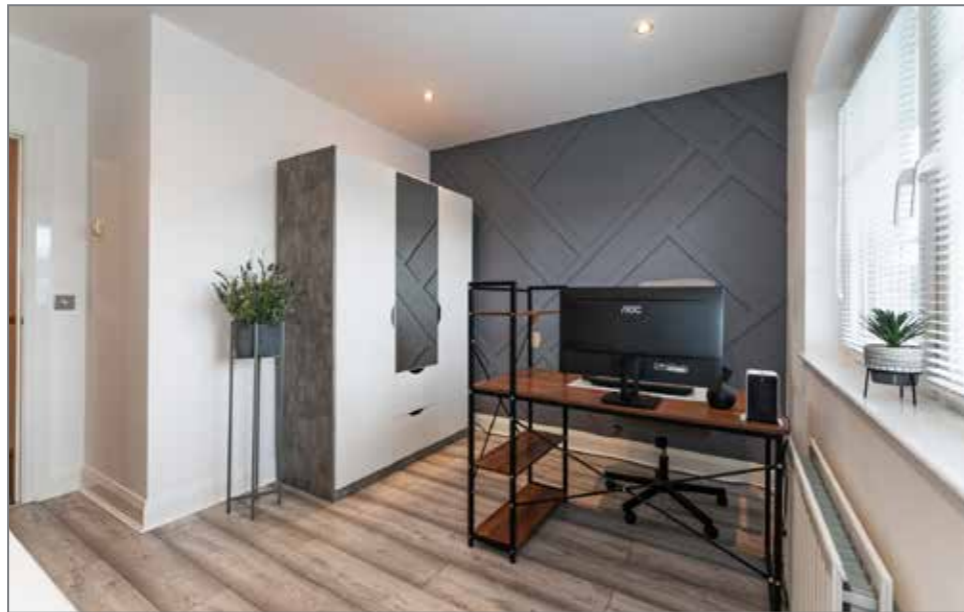


ENSUITE SHOWER ROOM:

Contemporary white suite, fully tiled shower enclosure with Thorn shower, pedestal wash hand basin with mixer tap, push button WC, chrome towel radiator, ceramic tiled floor



BEDROOM (2):
 11' 8" x 10' 0" (3.56m x 3.05m)



BEDROOM (3):
 11' 7" x 8' 0" (3.53m x 2.44m)

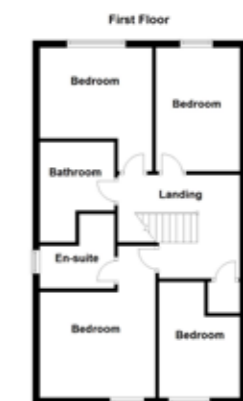


BEDROOM (4):
 10' 8" x 5' 7" (3.25m x 1.7m)
 Currently used as dressing room,
 built in robes

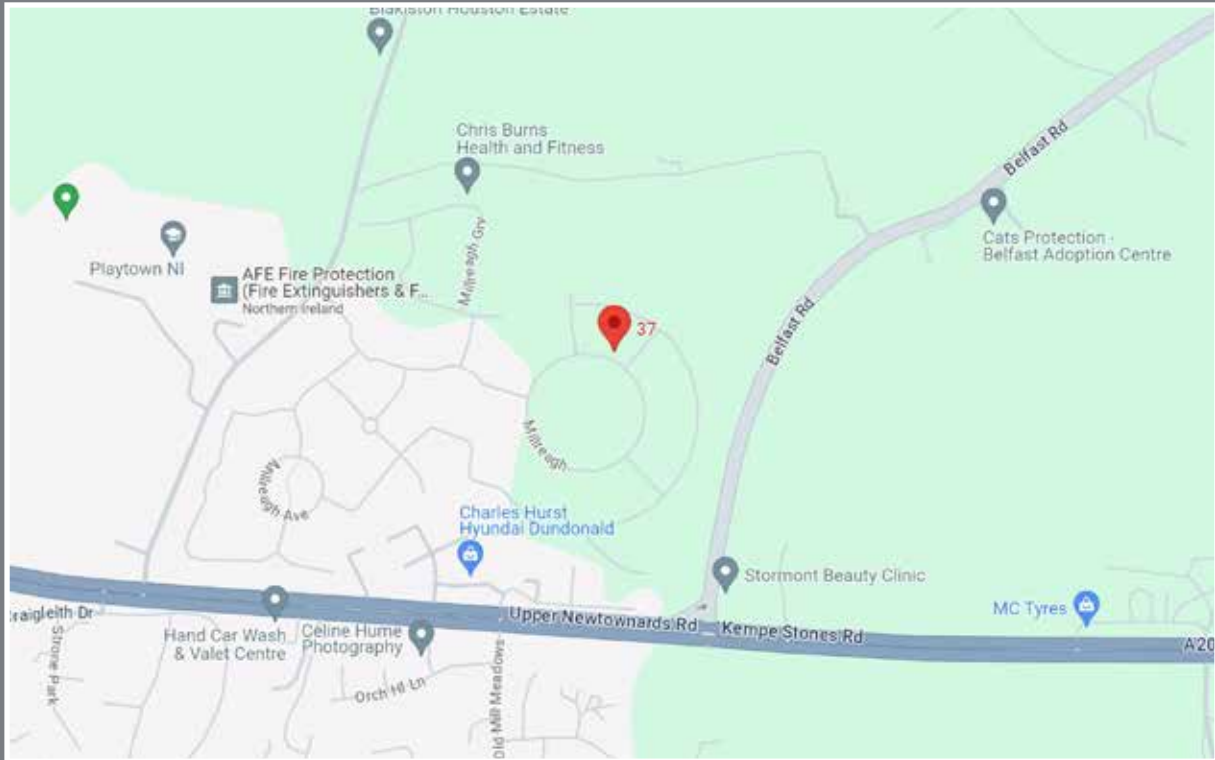


OUTSIDE

Driveway brick paved, rear paved patio, garden in lawn, outside tap and light, detached garage



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/D/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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