

simon**BRIEN**
RESIDENTIAL

49 Millars Forge,
Dundonald, Belfast, BT16 1UT



Asking Price £199,950

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KEY FEATURES

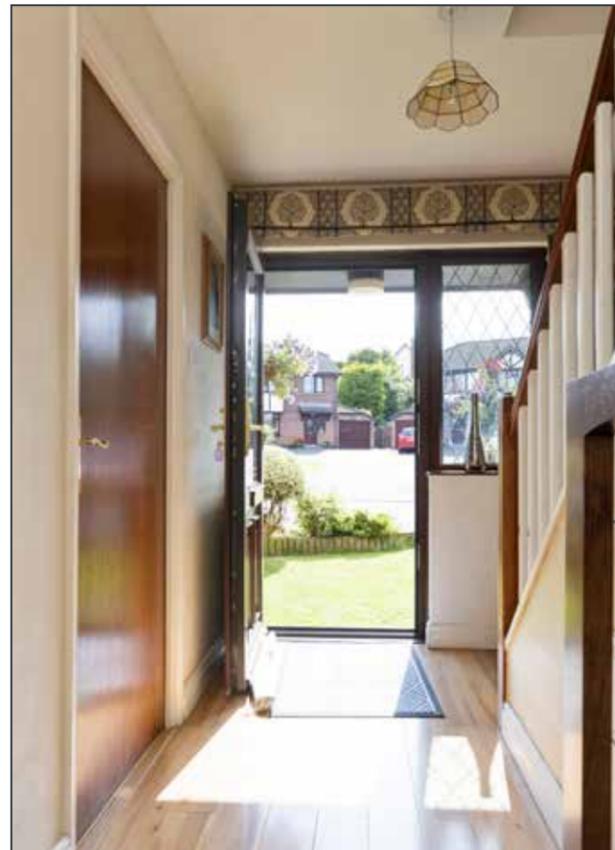
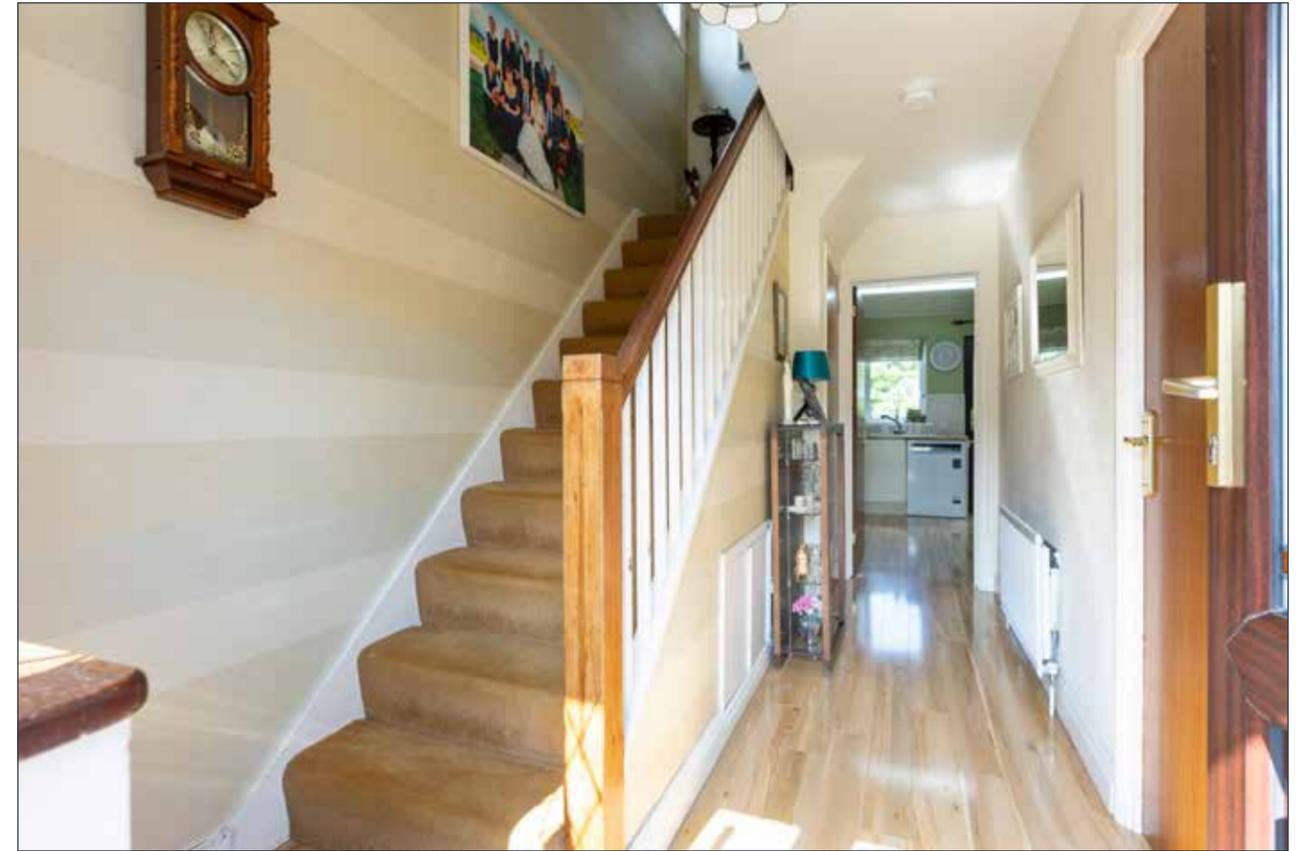
- Superb Detached Property In Immaculate Condition
- Living Room With Wood Effect Floor & Fireplace
- Dining Room
- Kitchen
- Bathroom
- Four Well-Proportioned Bedrooms
- Ground Floor WC
- Attached Garage With Utility Area
- Double Glazed
- Oil Heating
- Driveway
- Enclosed & Private Rear Garden
- Superb Location, Excellent Transport Links & Variety Of Schools Nearby

SUMMARY

A superb detached property conveniently located off the Comber Road, Dundonald, presented in immaculate condition.

The accommodation is bright and spacious throughout with dining kitchen, a good sized living room with feature fireplace, a dining room, and a cloakroom with WC on the ground floor. On the first floor, four well-proportioned bedrooms are serviced by a family bathroom. Externally, the property has an attached garage with utility area, a driveway for off street parking, and a large enclosed private rear garden.

The general area is fast up and coming with recent investments and superb access to amenities, and restaurants at the nearby Omnipark and Dundonald Village. Other notable convenience include, the Ulster Hospital, David Lloyd Leisure, and superb transport links to East Belfast, and the City.



ACCOMMODATION

GROUND FLOOR

Entrance door with double glazed panels leading to:

ENTRANCE HALL:

Wood laminate floor.

CLOAKROOM:

Low flush WC. Wash hand basin.

LIVING ROOM:

14' 4" x 13' 7" (4.37m x 4.14m)

Wood laminate floor. Fireplace with cast iron inset and open fire. Open arch to:

DINING ROOM:

12' 3" x 10' 0" (3.73m x 3.05m)

Wood laminate floor. Double glazed sliding doors to rear.

KITCHEN:

12' 4" x 10' 7" (3.76m x 3.23m)

Full range of high and low level units. 4 ring ceramic hob with under oven. Stainless steel sink unit with mixer taps. Plumbed for dishwasher. Built-in fridge. Partially tiled walls. Wood laminate floor.





FIRST FLOOR

BEDROOM (1):

16' 0" (into bay) x 10' 5" (4.88m x 3.18m)

BEDROOM (2):

12' 5" x 8' 0" (3.78m x 2.44m)

BEDROOM (3):

10' 7" x 7' 0" (3.23m x 2.13m) Extending to 10' 2".

BEDROOM (4):

9' 6" x 6' 7" (2.9m x 2.01m)

BATHROOM:

White suite comprising of shower bath with instant heat electric shower. Pedestal wash hand basin with mixer taps. Low flush WC. Partially tiled walls. Ceramic tiled floor.

LANDING:

Access to roof space via aluminium ladder. Hot press.

OUTSIDE

To the rear is a paved patio area leading to a garden in lawn.

ATTACHED GARAGE

18' 10" x 9' 0" (5.74m x 2.74m)

Up and over door. Power and light. Oil fired boiler. Rear service door.

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

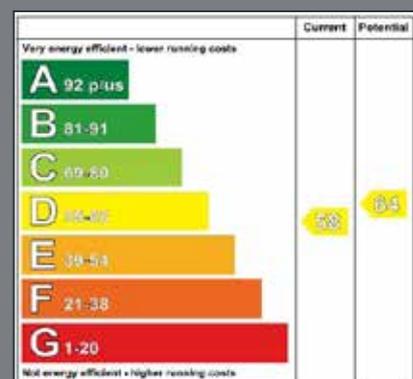


Lettings Department

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: SHJD/H/19/SO



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