ULSTER PROPERTY SALES
UPS

CAVEHILL BRANCH
194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270
cavehill@ulsterpropertysales.co.uk

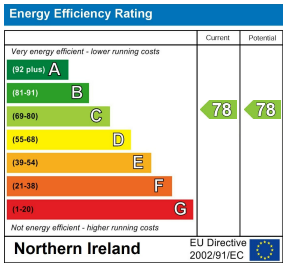
NETWORK STRENGTH – LOCAL KNOWLEDGE

5 Mill Valley Court
, Belfast, BT14 8FZ

Offers Over £214,950

Modern Constructed Semi-Detached Villa Holding An Impressive Site Within This Popular Residential Location

A fantastic opportunity to purchase a modern constructed semi-detached family home holding a prime position within this most popular development. The contemporary interior comprises 3 bedrooms, lounge into bay, fitted kitchen with dining incorporating built-in under oven and 4 ring gas hob, white family bathroom suite and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings, quality floor coverings throughout and offers maintenance free living for many years to come. Excellent off street parking and superb private rear garden makes this a home not to be missed - Early viewing is strongly recommended.



5 Mill Valley Court

, Belfast, BT14 8FZ

3 2 1 C

- Modern Constructed Semi-Detached Villa
- Fitted Kitchen With Informal Dining
- Gas Central Heating
- 3 Bedrooms
- White Family Bathroom Suite
- Upvc Double Glazed Windows
- Lounge Into Bay
- Downstairs Furnished Cloakroom
- Most Convenient Location

Entrance Hall
Upvc double glazed entrance door, wood laminate floor.

Lounge Into Bay
14'10" x 10'3" (4.53 x 3.14)
Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen
17'1" x 10'11" (5.21 x 3.35)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, ceramic tiled floor, uPvc patio doors to rear.

Furnished Cloakroom
Low flush wc

First Floor
Landing, concealed gas boiler.

Bedroom
7'4" x 9'1" (2.26 x 2.79)
Wood laminate floor, panelled radiator.

Bedroom
12'9" x 9'9" (3.91 x 2.99)
Wood laminate floor, panelled radiator.

Bathroom
Modern white bathroom suite comprising panelled bath, wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom
12'5" x 9'8" (3.79 x 2.97)
Wood laminate floor, panelled radiator.

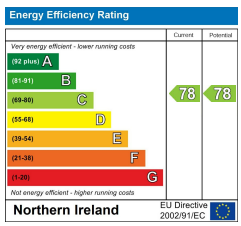
En-Suite
White suite comprising shower cubicle, wash hand basin, low flush wc, panelled radiator, partly tiled walls, extractor fan.

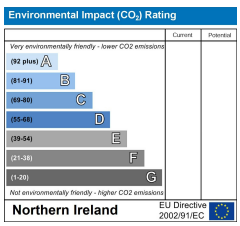
Outside
Front garden in tarmac paved with off street carparking. Rear harden in concrete paved patio area, split level mature lawn, outside tap and light.

Directions

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





ANDERSONSTOWN 028 9060 5200
BALLYHACKAMORE 028 9047 1515
BALLYNAHINCH 028 9756 1155
BANGOR 028 9127 1185
CARRICKFERGUS 028 9336 5986
CAVEHILL 028 9072 9270
DOWNPATRICK 028 4461 4101
FORESTSIDE 028 9064 1264
GLENGORMLEY 028 9083 3295
MALONE 028 9066 1929
NEWTOWNARDS 028 9181 1444
RENTAL DIVISION 028 9070 1000

The Property Ombudsman SALES
OFT Approved code
John McLarnon trading under licence as Ulster Property Sales (Cavehill)
®Ulster Property Sales is a Registered Trademark