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NETWORK STRENGTH – LOCAL KNOWLEDGE

# 61 MILLMOUNT LANE, DUNDONALD, BELFAST, BT16

## OFFERS AROUND £229,950

This attractive three bedroom semi detached bungalow offers spacious and well proportioned accommodation, with a generous open plan kitchen, living and dining room, three good sized bedrooms and excellent outdoor space. The property offers a practical layout and is well suited to a range of purchasers.

The accommodation comprises an entrance hall with PVC front door, storage cupboard and gas boiler. The spacious kitchen, living and dining room is fitted with an excellent range of high and low level units, stainless steel sink with mixer tap, stainless steel oven and microwave, gas four ring hob, integrated dishwasher and integrated fridge freezer. There is also recessed spotlighting and laminate strip wood flooring.

A rear hall provides additional storage. Bedroom one benefits from laminate flooring and PVC double doors opening onto the rear, together with an ensuite shower room featuring walk in shower, low flush WC, vanity unit and fully tiled walls and flooring. Bedroom two is a particularly generous room, while bedroom three is also well proportioned, with both bedrooms featuring laminate strip wood flooring. The main bathroom comprises a white suite including panelled bath with shower screen and overhead shower, low flush WC and vanity unit with mixer tap. The bathroom also benefits from part tiled walls and recessed spotlighting.

Outside, the property benefits from a driveway leading to a generous parking area for at least two cars. Attractive gardens extend to the front, side and rear, with mature hedges, trees and shrubs, together with a patio area.

This semi detached bungalow offers generous accommodation, excellent parking and attractive gardens in a convenient Dundonald location.

## Key Features

- Three Bedroom Semi Detached Bungalow With Spacious Accommodation
- Open Plan Kitchen Living And Dining Room
- Excellent Fitted Kitchen With Integrated Appliances
- Three Good Sized Bedrooms With Laminate Flooring
- Principal Bedroom With Ensuite Shower Room
- Main Bathroom With Bath And Overhead Shower
- Driveway With Parking For At Least Two Cars
- Attractive Front Side And Rear Gardens With Patio Area

**Accommodation Comprising:**

### Entrance Hall
PVC front door, storage cupboard, gas boiler.

### Kitchen/Living/Dining Room
19'8 x 16'4
Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, stainless steel oven and microwave, gas four ring hob, integrated dishwasher, integrated fridge/freezer, recessed spotlighting, laminate strip wood flooring.

### Rear Hall
Laminate strip wood flooring, storage.

### Bedroom 1
14'8 x 13'
Laminate strip wood flooring, PVC double doors to rear.

### Ensuite Shower Room
Walk in shower, low flush W/C, vanity unit with mixer tap, fully tiled walls, fully tiled flooring.

### Bedroom 2
19'9 x 15'
(At widest point)
Laminate strip wood flooring.

### Bedroom 3
14'9 x 9'7
Laminate strip wood flooring.

### Bathroom
White suite comprising: panelled bath with shower screen and overhead shower, low flush W/C, vanity unit with mixer tap, part tiled walls, recessed spotlighting.

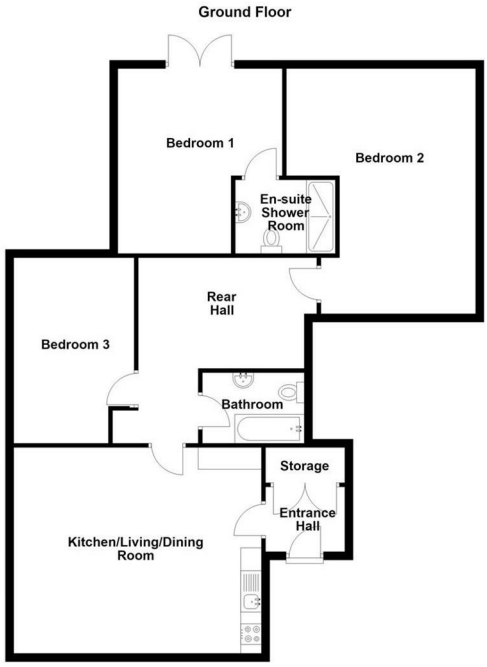
### Outside
Driveway providing access to a generous parking area for at least two cars, complemented by attractive gardens to the front, side and rear, with mature hedges, trees and shrubs, and a patio area.

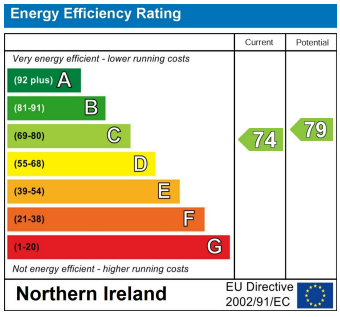
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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




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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