COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



3 Mill Valley Gardens, Belfast, BT14 8FA

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Fully Enclosed, Low Maintenance, Rear Garden
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Double Driveway
- Elevated Views Towards Belfast City Centre

Offers Over £209,950

EPC Rating B





3 Mill Valley Gardens, Belfast, BT14 8FA





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 18'6" x 12'6" (wps)

Box bay window to front elevation. Elevated views towards Belfast City. Focal point fireplace. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 16'11" x 12'7"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven, fridge freezer, dishwasher and washing machine. Space for wine fridge. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and store.



PRINCIPAL BEDROOM 12'6" x 10'0"

Fitted wardrobes in mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

BEDROOM 2 15'1" x 8'11" (wps)

Elevated views towards Belfast City. Built in store.

BEDROOM 3 11'1" x 7'9"

Elevated views towards Belfast City.



DELUXE BATHROOM

White three piece suite comprising panelled bath/shower, pedestal wash hand basin and WC. Curved glass shower screen over bath/shower. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Private double driveway finished in tarmac.
Tiled entrance porch.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance, paved rear garden.
External lighting.

IMPORTANT NOTE TO ALL POTENTIAL





PURCHASERS

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.



Immaculately presented, recently constructed, three bedroom, semi detached home, enjoying elevated views towards Belfast city centre, occupying a prime site within the popular Mill Valley development, North Belfast.

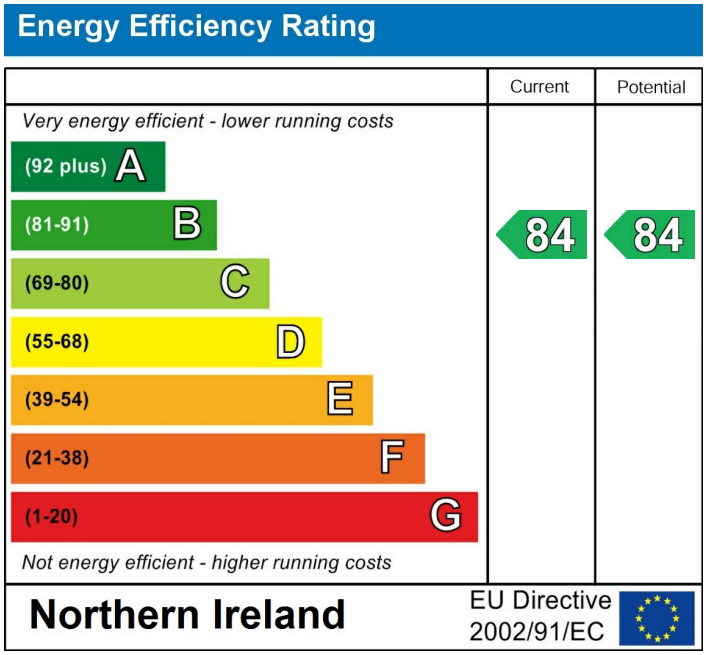
The property comprises entrance hall, spacious lounge with box bay window to front elevation, kitchen through dining room with modern fitted kitchen, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite.

Externally, the property enjoys private double driveway finished in tarmac, and fully enclosed, low maintenance, paved rear garden.

Other attributes include gas fired central heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT