

## VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed: .....

Date: .....

Printed Name in Full: .....

## The Manor

Millmount Village Square, Dundonald, Belfast

### Guide Price £170,000

This recently constructed apartment building is situated within the highly regarded and ever popular Millmount Village development.

Thus far, this is the only apartment building within the development and the attention to detail and high quality level of finish internally and externally is more than apparent throughout.

Apartment 45 is a unique first floor apartment which offers bright, beautifully presented and deceptively spacious accommodation extending to circa 860 square feet.

This fine home also benefits from secure gated car parking with allocated and communal spaces.

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

Bright, Beautifully Presented And Deceptively Spacious Apartment Extending To Circa 860 Sq Ft

Welcoming Entrance Hall

Two Bedrooms Master With En-Suite Shower Room

Separate Lounge With Feature Fireplace

Stunning Shaker Style Fitted Kitchen Open Plan To Casual Dining Area

Contemporary White Bathroom Suite

Gas Fired Central Heating

uPVC Double Glazed Window Frames

Private Gated Car Parking

Belfast City Centre And The Near By Towns Are Easily Accessible For the Daily Commuter

Within Easy Reach To A Fantastic Array Of Day To Day Amenities

Management Fee £800.00 per Year

Early Internal Inspection Is Advised

**Ballyhackamore**

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## The Manor Millmount Village Square, Dundonald, Belfast

### Communal Front Door To

Communal entrance hall. Communal rear door to enclosed car parking.

### Solid Wooden Front Door To

### Entrance Porch

Alarm panel. Ceramic tiled flooring. Inner door to...

### Entrance Hall

Twin built in storage.

### Lounge 4.65m x 3.96m (15'3" x 13'0")

Telecom system. Feature fireplace with electric fire inset and granite surround.

### Stunning Shaker Style Fitted Kitchen Open Plan To Casual Dining Area 4.72m x 2.72m (15'6" x 8'11")

At widest points. One and a half bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with Formica work surfaces and up stand. Stainless steel door furniture. Integrated four ring gas hob and built in oven with chimney extractor hood. Integrate fridge / freezer. Integrated dishwasher. Integrated washer / dryer. Concealed strip lighting. Ceramic tiled flooring. Casual dining area. Recessed spot lighting.

### Bedroom One 4.29m x 2.92m (14'1" x 9'7")

### En Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spot lighting. Extractor fan.

### Bedroom Two 3.02m x 2.95m (9'11" x 9'8")

### Contemporary White Bathroom Suite

Comprising paneled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan. Recessed spot lighting. Chrome heated towel rail.

### Outside

Enclosed gated car parking with allocated space and visitor spaces.

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