



## 11 Mill Valley Gardens , Belfast, BT14 8FA

**Offers In The Region Of  
£154,950**

A Truly Stunning Apartment Affording Far Reaching City Views

Probably the pick of the bunch within this apartment development perfectly positioned to take full advantage of the stunning panoramic views. Inside the generously proportioned accommodation takes full advantage of those amazing views with spacious lounge into bay, open plan luxury integrated kitchen with dining area and modern white bathroom suite. The apartment further offers en suite shower room to master bedroom, upvc double glazed windows, gas central heating, walk in storage cupboard and is presented to the highest standard. Excellent carparking within a cul de sac location with minimal maintenance charges currently set at £50 per month make this an opportunity not to be missed.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 83                      | 83        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

# 11 Mill Valley Gardens

, Belfast, BT14 8FA



- Stunning Top Floor Apartment
- 2 Bedrooms Open Plan Reception
- luxury Integrated Kitchen Rooms
- Gas Central Heating
- Upvc Double Glazed Windows
- En-suite Shower Room
- Modern White Bathroom
- Highest Presentation
- Cul De Sac Position.

## Communal Entrance Hall

Intercom entry. Elevator,

## Entrance Hall

## Inner Lobby

Walk-in storage, panelled radiator.

## Lounge into Bay

23'0" x 17'3" (7.03 x 5.28)

Panoramic views over Belfast City, panelled radiator, intercom.

Open plan

## Kitchen

Bowl and a half single drainer stainless stainless sink unit, extensive range of high and low

level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, splash back integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, concealed gas boiler, ceramic tiled floor.

## Dining Area

Recessed Lighting

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, recessed lighting, ceramic tiled floor, chrome radiator.

## Bedroom

11'10" x 10'6" (3.62 x 3.21)  
Panelled radiator.

## En-suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting, chrome radiator.

## Bedroom

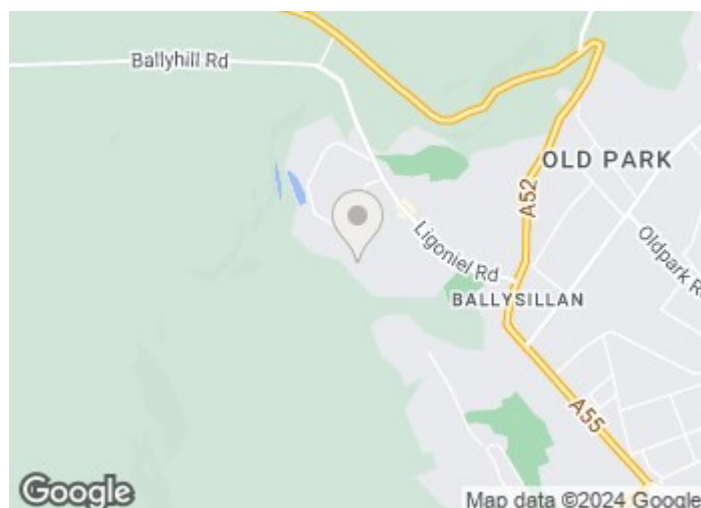
Panelled radiator.

## Roofspace

Insulated

## Outside

Car parking communal grounds.

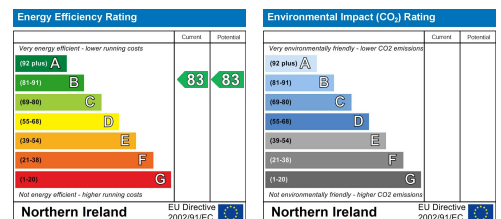


## Directions



# Floor Plan

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