

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**SEAVIEW, 1 BALLYWHISKIN
ROAD, MILLISLE,**

OFFERS AROUND £425,000

Located on Ballywhiskin Road in the charming coastal village of Millisle, this stunning detached bungalow offers a perfect blend of modern living and serene seaside charm. Just a stone's throw from the picturesque seafront, this property is ideally situated for those seeking both tranquillity and convenience, with local amenities, schools, and main transport routes easily accessible.

Upon entering, you are greeted by a bright hallway featuring built-in storage, leading to a spacious living room adorned with a delightful log-burning stove and solid wooden flooring. The heart of the home is undoubtedly the modern open-plan kitchen and dining area, which boasts undisturbed views of the sea. The kitchen is complemented by a handy pantry, ensuring ample storage.

This bungalow comprises five well-proportioned bedrooms, two of which benefit from ensuite shower rooms, providing comfort and privacy for family members or guests. A stylish family bathroom, complete with a contemporary white suite, serves the remaining bedrooms.

The property is equipped with oil-fired central heating and double-glazed windows. Externally, you will find a detached garage and a versatile office space, both plumbed and featuring an electric roller door, perfect for those working from home. The paved driveway, secured by electric gates, leading to a generous lawn area at the front, where you can enjoy breathtaking sea views.

This exceptional bungalow attracts a diverse range of clients, from downsizers to working professionals and families alike. Early viewing is highly recommended to fully appreciate the unique offerings of this remarkable property.



Key Features

- Beautiful Detached Modern Bungalow, With Undisturbed Sea Views, Easily Accessible To Local Amenities, Schools, Main Arterial Routes And The Sea Front
- Living Room With Feature Log Burning Stove And Sliding Barn Style Door
- Family Bathroom Comprising Of White Suite
- Detached Garage With Plumbing, Power And Light And Office Space With Separate Entrance
- Attracts A Wide Variety Of Potential Clients From Downsizers, To Working Professionals, To Families Alike
- Modern Fitted Open Plan Kitchen/Dining Room With Integrated Appliances
- Five Bedrooms, Two With Ensuite Shower Rooms
- Oil Fired Central Heating And Double Glazed Windows
- Large Paved Driveway With Space For Multiple Vehicles, Electric Gates And Large Garden To The Front With Undisturbed Views Of The Sea
- Early Viewing Recommended To Not Miss Out On A Stunning Property



Accommodation Comprises

Hall

Wood effect tiled floor, built in storage, recessed spots

Living Room

13'4" x 15'4"

Solid wooden floor, sliding barn style door, wood burning stove, tiled hearth, tiled surround and wooden mantle

Kitchen/Dining

15'3" x 21'10"

Fitted kitchen with range of high and low level units, granite worktops, 1 1/4 stainless steel inset sink, Kooker hot water tap, plumbed for American fridge/freezer, integrated dishwasher, integrated oven and grill, four ring electric hob, stainless steel extractor hood, island with storage, tiled floor, recessed spots, back door onto driveway.

Pantry

Range of high and low level units, laminate work surfaces, tiled floor and recessed spotlights.

Bedroom 1

16'8" x 10'4"

Double, recessed spotlights, wood laminate floor

Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, low flush w/c, vanity unit with mixer tap, recessed spots, tiled floor, part tiled walls, heated towel rail, extractor fan

Dressing Room

9'8" x 8'7"

Bedroom 2

9'8" x 13'7"

Double with wood laminate floor, recessed spots

Ensuite

White suite, comprising walk in shower enclosure, wall mounted overhead shower, sliding doors, low flush wc , vanity unit with mixer taps and storage, recessed spotlights, tiled floor, tiled walls, extractor fan

Bedroom 3

11'5" x 13'4"

Double, wood laminate floor

Bedroom 4

9'9" x 10'3"

Double with wood laminate floor

Bedroom 5

8'2" x 10'4"

Wood laminate floor, built in storage

Bathroom

White suite comprising, free standing bath with mixer tap, shower enclosure, wall mounted overhead shower, sliding glass door, tiled floor, tiled walls, low flush w/c, vanity unit with mixer tap and storage, extractor fan

Garage

12'0" x 17'5"

Electric roller door plumbed for washing machine and tumble dryer

Office Space

13'3" x 9'3"

Plumbed, electric, wood laminate floor

Outside

Front: Electric gates, paved driveway with space for multiple vehicles

Side: Fully enclosed, area in lawn, patio around the property, paved steps to front and side door











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	69	74
	EU Directive 2002/91/EC	

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 9188 8000.

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.

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.

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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

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028 9127 1185

CARRICKFERGUS
028 9336 5986

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RENTAL DIVISION
028 9070 1000



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