

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 CORNMILL WALK,
MILLISLE, NEWTOWNARDS,**

OFFERS OVER £220,000

Located in the sought-after Cornmill Development, Millisle, this semi-detached home is close to local amenities, schools, main routes, and the seafront.

The ground floor features an entrance hall, a snug with built-in storage, a living room with a feature electric fireplace, a modern fitted kitchen with integral appliances and a hot tap, a utility room plumbed for appliances, and a downstairs W/C.

Upstairs, there is roofspace access with a Slingsby ladder, lighting, and partial flooring. The property has four bedrooms, two with ensuite shower rooms, and a family bathroom with a white suite.

Additional features include oil-fired central heating and uPVC double glazing.

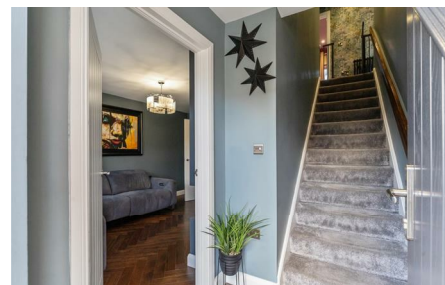
Externally, a tarmac driveway provides space for multiple vehicles and a fully enclosed garden to the rear of the property.

Early viewing is recommended to secure this beautiful family home!



Key Features

- Modern Semi Detached Property In Popular Residential Development, In Cul-De-Sac Location
- Two Reception Rooms, One With Feature Fireplace
- Family Bathroom And Downstairs W/C
- Fully Enclosed Rear Garden With Storage Space And Office/Bar Area, Tarmac Driveway With Space For Multiple Vehicles
- Fitted Kitchen With Range of Integral Appliances And Utility Room Plumbed For Appliances
- Four Bedrooms, Two With Ensuite Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended To Not Miss Out On A Beautiful Family Home!



Accommodation

Comprises:

Entrance Hall

Wood effect laminate flooring.

Snug

10'1" x 12'10"

Built in storage, wood effect laminate flooring.

Living Room

15'1" x 9'8"

Feature electric fireplace, wood effect laminate flooring.

Kitchen

11'10" x 14'6"

Modern fitted kitchen, range of high and low level units, quartz work surfaces, breakfast bar with quartz work surface and storage, inset sink with hot tap and drainer, integrated dishwasher, full size fridge and freezer, integrated grill and oven, four ring induction hob, integrated extractor fan, larder cupboard, built in storage, wood effect laminate flooring, recessed spotlights, patio doors into enclosed rear garden.

Utility Room

10'2" x 7'4"

Range of high and low level units, laminate work surfaces, inset sink with mixer tap, plumbed for washing machine and tumble dryer, cloak space, wood effect laminate flooring, partially tiled walls, recessed spotlights.

W/C

White suite comprising, vanity unit with mixer tap and tiled splashback, low flush w/c, wood laminate effect flooring, recessed spotlights.

First Floor

Landing

Hot press and storage, loft access, slingsby ladder, light and partial flooring.

Bedroom 1

14'1" x 8'5" (to wardrobes)

Double bedroom with built in sliding wardrobes and recessed spotlights.

Ensuite Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, low flush w/c, wall mounted wash hand basin, heated towel rail, tiled floor, tiled walls, recessed spotlights.

Bedroom 2

11'2" x 11'4"

Double bedroom, recessed spotlights.

Ensuite Shower Room

White suite comprising, walk in, wall mounted overhead shower, sliding doors, vanity unit with mixer tap and storage, extractor fan, tiled floor, tiled walls, recessed spotlights.

Bedroom 3

11'10" x 8'6"

Recessed spotlights.

Bedroom 4

8'9" x 8'2"

Recessed spotlights.

Bathroom

White suite comprising, free standing bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled walls, tiled floor, recessed spotlights.

Outside

Front - Tarmac driveway with space for multiple vehicles.

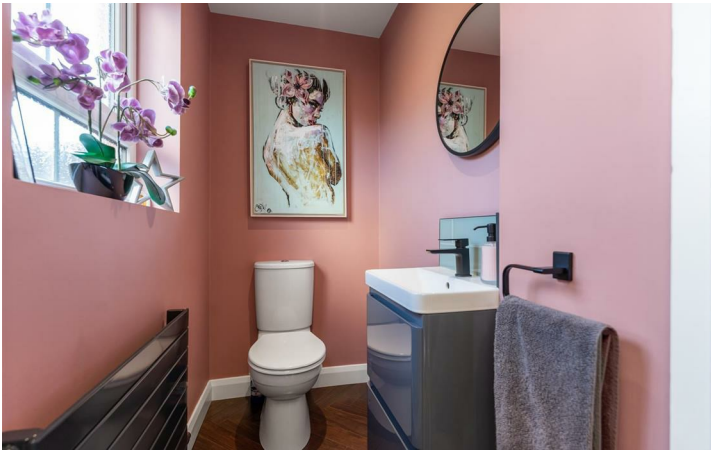
Side & Rear - Area in artificial lawn, side gate for bin access, shed with electric and light, outside tap with hot water, outside light, brick paviour area, storage area with plumbing connection, bar/office space with heating.

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.

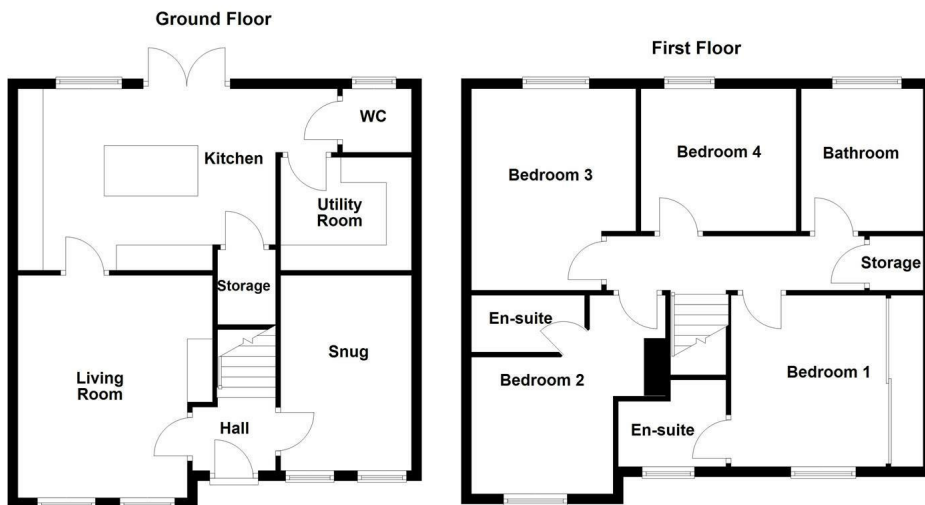
You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

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RENTAL DIVISION
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