

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 DRUMFAD PARK,
MILLISLE, BT22 2GX**

OFFERS AROUND £395,000

Enjoy uninterrupted sea views from this striking three-storey detached home built in 2018. Perfectly positioned in a prime seafront location, it is only a short stroll from Millisle village centre, offering both convenience and coastal tranquillity.

Designed with modern family living in mind, the property offers four generously sized bedrooms, including a master with en-suite, providing comfort and flexibility across three well-planned levels. The spacious living room centres around a charming log-burning stove, creating a warm and inviting atmosphere, while the contemporary kitchen/dining area is fitted with integrated appliances and opens into a bright sunroom with direct access to the enclosed rear garden.

A family bathroom on the first floor, a shower room on the second floor, and a ground floor WC add to the home's practicality, ensuring ease of living for a busy household. Modern conveniences include oil-fired central heating, uPVC double glazing, an alarm system, and a tarmac driveway with ample parking for several vehicles.

With its stylish interior, generous proportions, and enviable outlook over the Irish Sea, this is a rare opportunity to acquire a modern coastal home that perfectly blends comfort, charm, and contemporary design.



Key Features

- Three Storey, Detached Property Located With Uninterrupted Seaviews.
- Spacious Living Room With Feature Log Burning Stove
- First Floor Bathroom, Second Floor Shower Room, and Additional Ground Floor WC
- Enclosed Rear Garden, Tarmac Driveway With Space for Multiple Vehicles
- Four Well-Proportioned Bedrooms Including Master With En-suite
- Fully Fitted Kitchen/ Diner With Integrated Appliances Through To Sunroom With Access to Rear Garden
- Oil Fired Central Heating, UPVC Double Glazed Windows and Alarm System
- Prime Seafront Location Within Walking Distance To Millisle Village Centre



Accommodation Comprises

Hall

Wood laminate flooring, built in storage.

W/C

White suite comprising, wall mounted wash hand basin with mixer tap & tile splashback, low flush w/c, recessed spotlights, tiled floor.

Living Room

19'11" x 15'9"

Log burning stove, tiled hearth and surround, recessed spotlights.

Kitchen/ Dining

19'10" x 10'9"

Fitted Kitchen, range of high and low level units, laminated work surfaces, inset stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated oven, four ring electric hob, stainless steel, extractor hood, space for dining, tiled floor, recessed spotlights, wine fridge.

Sunroom

10'3" x 9'9"

Tiled floor, back door to enclosed rear garden.

First Floor

Walk in Wardrobe

6'5" x 5'11"

Bedroom 1/ Upstairs Lounge

16'3" x 15'9"

Double bedroom, recessed spotlights, built in storage.

Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, rainfall head, sliding doors, wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, part tiled walls, extractor fan.

Bedroom 2

13'3" x 10'9"

Double bedroom.

Bathroom

White suite comprising, tiled bath with mixer tap, corner shower enclosure, wall mounted overhead shower, rainfall head, sliding doors, low flush w/c, heated towel rail, Jack and Jill vanity unit with mixer tap and storage, partially tiled walls, tiled floor, recessed spotlights, extractor fan, hot press and storage.

Bedroom 3

17'11" x 11'9"

Double bedroom, built in wardrobes.

Bedroom 4

20'0" x 13'4"

Double bedroom, Loft access.

Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower with rainfall head, sliding glass doors, low flush w/c, wall mounted wash hand basin with mixer tap, partially tiled walls, tiled floor, recessed spotlights, extractor fan, velux style window.

Outside

Rear: Fully enclosed, fully paved, raised beds with shrubs, space for shed, oil fired boiler, outside tap and light, oil boiler, side gate for bin access.

Front and Side: Tarmac drive with space for multiple vehicles, area in lawn, tarmac walkway to back garden, raised beds in stones with shrubs.

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.

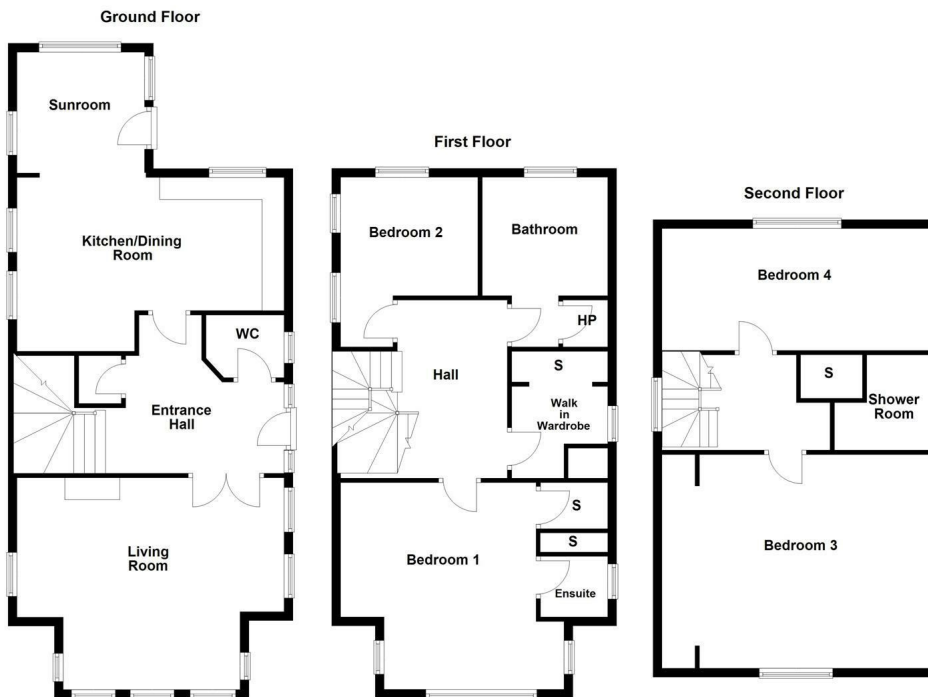
You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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