

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**55 DONAGHADEE ROAD,
MILLISLE, NEWTOWNARDS,**

OFFERS AROUND £200,000

Enjoying elevated sea views across the Irish Sea, 55 Donaghadee Road presents a rare opportunity to acquire a detached home set on a generous 0.25 acre site in the heart of Millisle. This property offers tremendous potential for renovation and modernisation, making it ideal for those seeking to create a bespoke coastal home in a highly desirable location.

The accommodation is well proportioned and flexible. On the ground floor there is a porch leading to an entrance hall with built-in and understairs storage. The spacious living room benefits from a dual aspect with bay window, corniced ceiling and marble hearth with electric fireplace, while the dining room also features a corniced ceiling and wooden hearth with electric fireplace. The kitchen offers a range of high and low level units and access to a lean-to conservatory which opens to the rear garden. A double bedroom, bathroom and separate WC complete the ground floor.

On the first floor there are two double bedrooms, all with built-in storage.

The property further benefits from oil fired central heating, double glazed windows, and a detached garage. Externally, the front offers a large driveway, lawn, mature hedging, trees and shrubs with attractive sea views, while the rear garden is equally generous, laid mainly in lawn with established planting.

Requiring renovation throughout, this home represents an exceptional opportunity to maximise its coastal setting, generous site and uninterrupted sea views.



Key Features

- Detached home set on a generous 0.25 acre site
- Excellent renovation and modernisation potential
- Oil fired central heating and double glazed windows
- Mature front and rear gardens laid in lawn with hedging, trees and shrubs
- Elevated sea views across the Irish Sea from a prime coastal position
- Spacious accommodation including three double bedrooms
- Large driveway with detached garage
- Sought-after location on Donaghadee Road, Millisle, close to the coast



Accommodation

Comprises:

Porch

Entrance Hall

Built in Storage, Understairs Storage.

Living Room

10'9" x 23'3"

Marble hearth with electric fireplace, corniced ceiling, dual aspect with bay window.

Bedroom 1

10'9" x 12'1"

Double bedroom, bay window and built in storage.

Bathroom

4'7" x 13'1"

Comprising panelled bath with mixer tap and overhead shower, vanity unit with tap, part tiled walls.

Dining Room

11'10" x 18'0"

Wooden hearth with electric fireplace, corniced ceiling.

Kitchen

11'1" x 12'3"

Range of high and low level units, stainless steel sink with drainer and mixer tap, 4 ring electric hob with oven, space for fridge freezer and access to the conservatory.

Lean To Conservatory

14'9" x 5'9"

Access to rear.

WC

Low flush W/C, tiled flooring and walls.

First Floor:

Bedroom 2

11'5" x 10'5"

Double bedroom, built in storage.

Bedroom 3

10'7" x 10'2"

Double bedroom, built in storage.

Outside

Front: Large driveway leading to detached garage. Area in lawn, mature hedging, trees and shrubs. Sea views.

Rear: Large area in lawn, mature hedging, trees and shrubs.











Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(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.

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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