

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 PARK CRESCENT, MILLISLE,
NEWTOWNARDS, BT22 2EL**

OFFERS AROUND £149,950



Located in the heart of Millisle, this property boasts a spacious living room, alongside an open plan kitchen and dining area with great potential, for any buyer to put their own stamp on the property.

With four well-proportioned bedrooms, including three doubles, this home caters to a variety of living arrangements. Notably, one of the bedrooms is conveniently located on the ground floor and features an ensuite wet room, making it an excellent choice for those seeking single-level living or accommodating guests.

The property is equipped with gas fired central heating and double glazed windows. Externally, the fully enclosed rear garden provides a private outdoor space. Additionally, the outhouse offers extra storage or potential for a workshop, while off-street parking for two vehicles adds to the practicality of this delightful home.

Situated close to local amenities, schools, and main arterial routes, as well as the picturesque seafront, this property is ideally positioned for both relaxation and accessibility. Its versatile layout and prime location make it an attractive option for a wide range of potential buyers, from first-time homeowners to investors and those looking to downsize.

Early viewing recommended.

Key Features

- Semi Detached Property, Easily Accessible To Local Amenities, Schools, Main Arterial Routes And The Seafront
- Spacious Living Room, With Electric Fireplace And Built In Storage
- Open Plan Kitchen/Dining Space, With Space For Appliances
- Four Bedrooms, One Downstairs Bedroom With Ensuite Wet Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Off Street Parking, Enclosed Rear Garden With Outbuildings, And Ramp Access To The Front
- Property Attracts A Wide Range Of Potential Clients From Investors, To First Time Buyers To Downsizers Alike
- Early Viewing Recommended



Accommodation Comprises

Hall

Living Room

14'3" x 11'5"

Electric fireplace, built in storage under the stairs.

Kitchen/Dining Room

16'10" x 8'8"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring gas hob, integrated extractor fan, plumbed for dishwasher, space for fridge/freezer, partially tiled walls, larder cupboard, wood laminate flooring, space for dining, back door to enclosed rear garden.

Bedroom 4 (Downstairs)

15'5" x 12'8"

Double bedroom.

Wet Room

White suite comprising, walk in wall mounted shower, wall mounted wash hand basin with mixer tap and tiled splashback, low flush w/c, partially tiled walls, recessed spotlights, extractor fan.

First Floor

Landing

Loft access.

Bedroom 1

14'5" x 8'8"

Double bedroom, built in storage, enclosed gas fired boiler.

Bedroom 2

8'8" x 10'4"

Bedroom 3

9'7" x 7'11"

Bathroom

White suite comprising, panelled bath with mixer tap with mixer tap, wall mounted overhead shower, low flush w/c, pedestal wash hand basin with mixer tap and panelled walls.

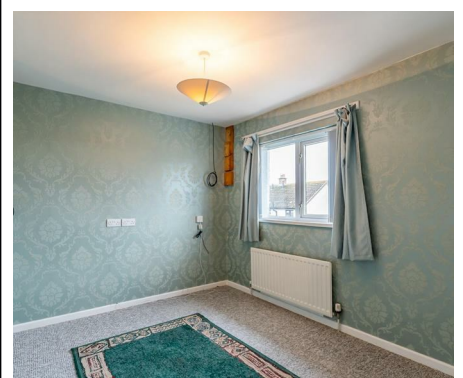
Outside

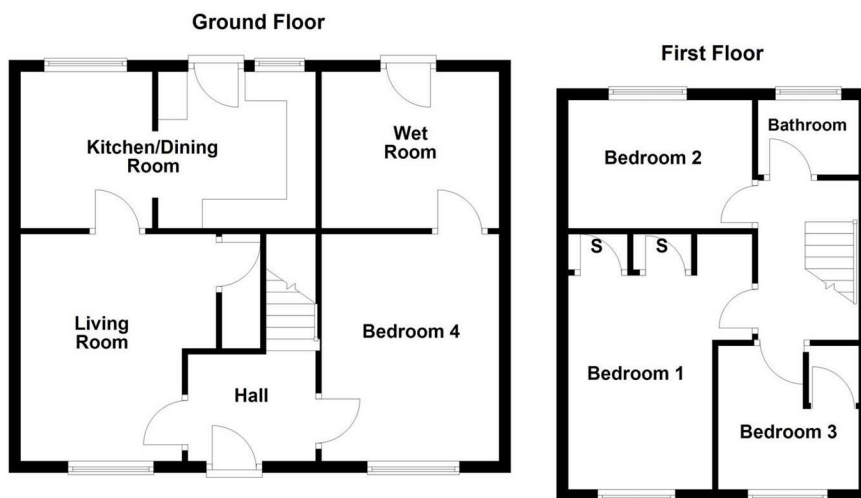
Front - Area in mature shrubs and hedging, ramp for disability access, area in stones, raised beds in shrubs. Side - Paved walkway, area in lawn, off street parking with space for two vehicles.

Rear - Fully enclosed, area in patio, area in stones, raised beds with shrubs, outside tap and light, side gate for bin access.

Outhouse

Power, light, sockets, plumbed for washing machine and tumble dryer, workshop area, space for storage.





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	72	82
	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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