

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**53 MOSS ROAD, MILLISLE,
BT22 2DS**

OFFERS AROUND £315,000

Located in the charming coastal village of Millisle, this delightful detached home on Moss Road presents an exceptional opportunity for those seeking a comfortable and spacious family home. The property is ideally situated in a popular residential area, providing easy access to local amenities, schools, main arterial routes, and the picturesque sea front.

Upon entering, you are greeted by a generous hallway featuring built-in storage, leading to a welcoming living room adorned with a solid wooden floor and a cosy multi-fuel stove. The open plan kitchen and family room, designed for both relaxation and entertaining. This well-appointed space is complemented by a convenient downstairs family bathroom.

The home boasts three generously sized double bedrooms, two of which benefit from ensuite shower rooms. The property is equipped with oil-fired central heating and double-glazed windows.

Externally, the property features a garage with dual roller doors, an outhouse with plumbing, and a large rear garden, ideal for outdoor activities and gatherings. The front of the property showcases a brick paviour driveway, offering ample space for multiple vehicles.

This charming home attracts a wide variety of clients, making it a must-see for anyone looking to settle in a serene coastal setting. Early viewing is highly recommended to avoid missing out on this beautiful property.



Key Features

- Spacious Detached Home, Located In Sought After Residential Area, Close To Local Amenities, Schools, Main Arterial Routes And The Sea Front
- Three Double Bedrooms, Two With Ensuite Shower Room
- Oil Fired Central Heating And Double Glazed Windows
- Fully Enclosed Spacious Rear Garden And Brick Paviour Driveway With Space For Multiple Vehicles
- Early Viewings Recommended
- Open Plan Fitted Kitchen/Family Room And Living Room With Feature Multi Fuel Stove
- Family Bathroom Comprising Of White Suite
- Detached Garage With Dual Roller Doors, Outhouse With Power And Plumbing
- This Beautiful Property Attracts A Wide Variety Of Potential Clients



Accommodation Comprises:

Hall

Wood effect tiled floor with storage under the stairs.

Living Room

10'9".19'8" x 21'0"

Solid wooden flooring, multi fuel stove with marble hearth and surround with wooden mantle piece.

Kitchen/Family Room

11'11" x 25'6"

Fitted kitchen, range of high and low level units, laminate work surface, 1.5" stainless steel sink with mixer tap and drainer, space for a range of cookers, stainless steel extractor fan and hood, space for fridge freezer, integrated dish washer, plumbed for washing machine, recessed spot lights, space for dining, partially tiled walls, back door to enclosed rear garden and living space.

Bathroom

White suite comprising free standing bath with mixer tap, shower attachment, pedestal wash hand basin with mixer tap, low flush WC, heated towel rail and built in storage.

Bedroom 3 (Downstairs)

16'7" x 9'2"

Double room with wood laminate flooring.

1st Floor

Landing

Bedroom 1

11'10" x 18'9"

Double bedroom with built in storage, velux style window and a port hole style window.

En Suite

White suite, walk in wall mounted over head shower, glass shower screen, vanity unit with mixer tap and storage, low flush W/C, heated towel, part panelled wall and stained glass window.

Bedroom 2

12'7" x 18'9"

Double bedroom

En Suite

White suite comprising shower enclosure, wall mounted overhead shower with sliding doors, low flush WC, vanity unit with mixer tap, tiled flooring and a velux style window.

Garage

10'5" x 24'3"

Double roller doors, fully floored loft space with power and light.

Outhouse

11'4" x 11'10"

Electric, power, light and plumbing.

Outside

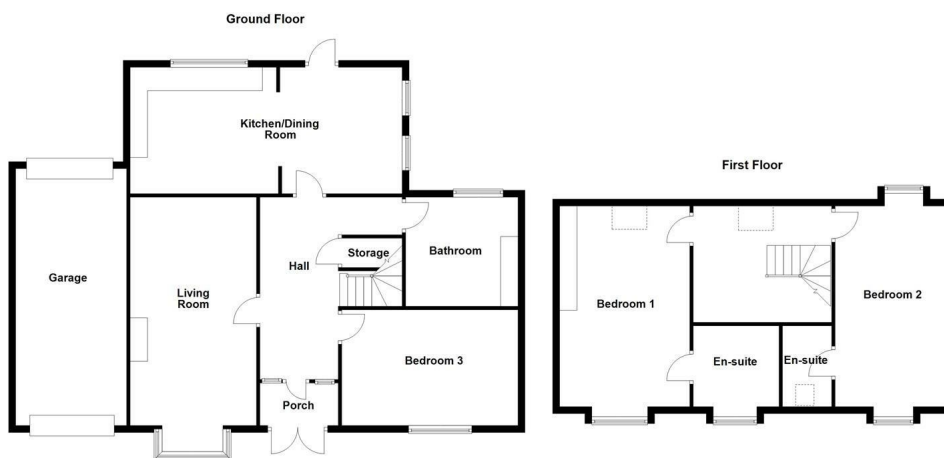
Front - Brick paviour driveway with space for multiple vehicles.
Rear - Fully enclosed, area in lawn, decked area, area in patio, paved walking to grass, outside tap and light, oil fired boiler, oil tank and side gate access.











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	56	66
(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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