

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**68 ABBEY ROAD, MILLISLE,
BT22 2DG**

ASKING PRICE £350,000

A superb modern detached home in the coastal town of Millisle, built in 2019, offering beautifully presented family accommodation with gardens and a detached garage.

This excellent property features attractive wood laminate flooring extending from the entrance hall through to the spacious reception rooms. The welcoming entrance hall includes a cloakroom with a modern toilet suite, while the lounge benefits from a stylish "hole-in-the-wall" fireplace with a multi-fuel stove, creating a warm and inviting focal point.

The modern kitchen is fitted with an attractive range of units, a breakfast bar, and a selection of integrated appliances. It opens into a generous living area with ceramic tiled flooring and patio doors leading to the rear garden, perfect for family living and entertaining. A separate utility room provides additional matching units and space for appliances.

Upstairs, there are four well-proportioned bedrooms, all finished with wood laminate flooring. The principal bedroom features a luxury en-suite shower room, complete with a built-in shower and ceramic tiled flooring. The family bathroom is fitted with a modern white suite, including a walk-in shower cubicle, separate bath, ceramic tiled floor, and recessed spotlighting.

Externally, the property offers a generous decorative stone driveway with additional parking space. The rear garden is also finished in decorative stone, featuring a patio area and a detached garage to the side.

This is an excellent family home within walking distance of the vibrant town centre, offering a range of amenities and a beautiful beach walk. Ideal for families seeking a modern, low-maintenance detached home in a fantastic coastal setting.



Key Features

- Modern Detached Home In The Coastal Town of Millisle, Built In 2019
- Kitchen Open Plan to Sunroom, With Separate Utility Room
- Modern Family Bathroom and Ground Floor Cloakroom With WC
- Generous Stone Parking Area to Front, Enclosed Garden in Stone to Rear and Detached Garage
- Lounge With Multi-Fuel Burning Stove and Separate Dining Room
- Four Generous Bedrooms, Principle Bedroom With Ensuite Shower Room
- Oil Fired Central Heating and PVC Double Glazed Windows
- Excellent Family Home Within Walking Distance To Millisle Town and Beach



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Ground Floor WC

Modern white suite comprising, semi pedestal wash hand basin with mixer tap, tiled splashback, low flush wc, ceramic tile flooring, extractor fan.

Lounge

18'4 x 11

Hole in wall fireplace with multi fuel stove, wood laminate flooring.

Dining Room

12'1 x 9'9

Wood laminate flooring.

Kitchen

18'4 x 12'3

Modern range of high and low level units, wood effect laminate work surfaces with matching upstand, inset 1 1/4 bowl stainless steel sink unit with drainer and mixer tap, built-in double oven with ceramic hob, Perspex splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, recessed spotlighting, breakfast bar, ceramic tile flooring, open to:

Sunroom

12'5 x 9'9

Ceramic tile flooring, patio doors to garden.

Utility

9'7 x 5'6

Matching range of high and low level units, wood effect laminate work surfaces with matching upstand, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, ceramic tile flooring, extractor fan.

First Floor

Landing

Hot press.

Bedroom 1

14'6 x 11'7

Wood laminate flooring.

En-Suite Shower Room

Modern white suite comprising built-in shower cubicle with built-in shower, tiled enclosure, sliding doors, semi pedestal wash hand basin with mixer tap, tiled splashback, low flush wc, chrome feature radiator, ceramic tile flooring, recessed spotlighting, extractor fan.

Bedroom 2

11'3 x 9'9

Wood laminate flooring.

Bedroom 3

11'0 x 10'8

Wood laminate flooring.

Bedroom 4

11'0 x 7'1

Wood laminate flooring.

Bathroom

Modern white bathroom suite comprising a panelled bath with mixer taps and tiled splashback, a walk-in shower cubicle with built-in shower, fully tiled walls, and sliding glass doors. The room also includes a semi-pedestal wash hand basin with mixer taps and tiled splashback, a low-flush WC, ceramic tiled flooring, and recessed spotlighting.

Outside

Large driveway to front finished in decorative stone.

Enclosed rear garden finished with decorative stone and patio area. Oil storage tank.

Detached Garage

18'9 x 10'6

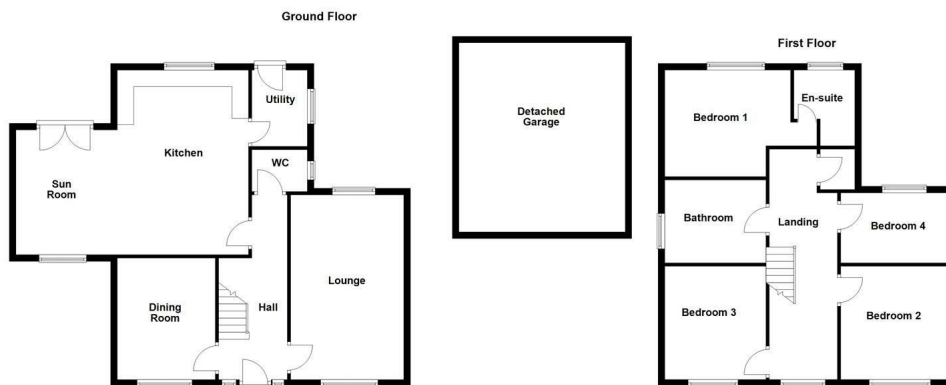
Light and power, oil fired boiler, roller shutter door.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.

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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