

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 DONAGHADEE ROAD,  
MILLISLE, NEWTOWNARDS,**

**OFFERS AROUND £295,000**



This extended semi-detached home occupies a prime position on Donaghadee Road in Millisle and benefits from panoramic sea views to the rear, which can be enjoyed directly from the back garden.

The accommodation is both generous and flexible, making it well suited to family living or those requiring separate space for extended family. The ground floor includes a lounge that could also be used as a bedroom, complete with an en-suite shower room and patio doors opening onto a decked area. To the rear, a bright dining room/sunroom with wood-burning stove opens through to the fitted kitchen, creating a practical and sociable layout.

The first floor provides well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, along with an additional bedroom and family bathroom.

A particular feature of the property is the self-contained annex, which includes a lounge, bedroom and modern shower room, offering excellent potential for multi-generational living, guests or home working.

Externally, the property benefits from a brick paviour driveway, integral garage and an enclosed rear garden with decking, lawn and paved areas, all enjoying open coastal views across the Irish Sea.

Further benefits include oil fired central heating and PVC double glazed windows throughout. The property is conveniently located within easy reach of Millisle village amenities, coastal walks and main routes to Donaghadee and Newtownards.



## Key Features

- Extended semi-detached home over 2000 sq ft on the Donaghadee Road in Millisle
- Flexible accommodation ideal for family or multi-generational living
- Bright dining room/sunroom with wood-burning stove
- Integral garage and brick paviour driveway
- Panoramic sea views to the rear, overlooking the coastline
- Self-contained annex with lounge, bedroom and shower room
- Enclosed rear garden with decking, lawn and paved areas
- Oil fired central heating and PVC double glazed windows



### Accommodation

#### Comprises:

##### Entrance Hall

Tiled floor, understairs storage. Utility cupboard - plumbed for washing machine, tiled splashback.

##### Lounge / Bedroom

16'9 x 12'6

Electric fireplace, solid Oak wood floor, patio doors to timber decked area.

##### Ensuite Shower Room

White suite comprising built in shower cubicle with electric shower, PVC panelling, pedestal wash hand basin with tiled splashback, low flush wc, ceramic tiled floor and extractor fan.

##### Dining Room / Sunroom

19'1 x 10'9

Wood burning stove with slate tiled hearth, solid Oak wood floor and recessed spotlighting.

Open to:

##### Kitchen

11'8 x 8'9

Range of high and low level units with solid wood worksurface, built in plate rack and display cabinets, Belfast style sink with mixer tap, space for cooker, housing for fridge freezer, space for undercounter fridge and partly tiled walls.

##### Bedroom

16'2 x 8'7 (into bay)

Wood laminate floor.

##### Bedroom

12'5 x 9'8 (into bay)

##### First Floor

##### Landing

##### Bedroom

21'5 x 8'7 (at widest points)

##### Ensuite Shower Room

White suite comprising walk in shower cubicle with overhead electric shower, sliding shower doors, pedestal wash hand basin, low flush wc, partly PVC panelled walls.

##### Bedroom

10'2 x 10'

##### Outside

Brick paviour driveway to front. Enclosed rear garden with raised timber decking area, leading to a good sized lawn with shrubs, paved area and oil storage tank.

##### Integral Garage

17'9 x 10'9

Roller shutter door, oil fired boiler and light and power.

##### Annex

Double doors to:

##### Lounge

11' x 9'9

Low level units with work surface and sink.

##### Bedroom

8'8 x 8'

##### Shower Room

Modern white suite comprising walk in shower cubicle with electric overhead shower and shower doors, pedestal wash hand basin with mixer tap, low flush wc, PVC wall panelling, ceramic tiled floor, recessed spotlighting and extractor fan.













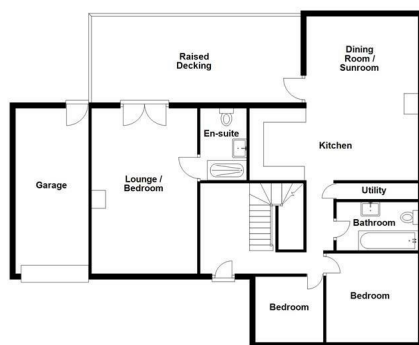
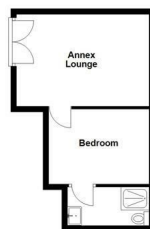




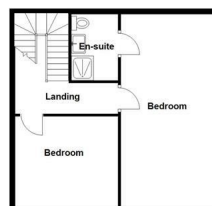




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		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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