

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**22 BALLYWALTER ROAD,
MILLISLE, BT22 2HS**

OFFERS AROUND £295,000

Located along the Ballywalter Road, this attractive family home offers spacious and well-appointed accommodation in a convenient coastal setting with beautiful sea views, just a short distance from Millisle village and its beautiful shoreline.

Internally, the property is both bright and welcoming. The living room provides a warm and comfortable space to relax, centered around a charming open fireplace. To the rear of the home, a superb open-plan kitchen and dining area forms the heart of the property, fitted with a modern range of units and quality appliances while offering ample space for everyday family living and entertaining. Patio doors from the dining area open directly onto the enclosed rear garden.

The property also offers four well-proportioned bedrooms, including a principal bedroom with built-in storage and sea views, as well as the added benefit of a private ensuite shower room. A stylish family bathroom with both bath and separate shower serves the remaining bedrooms.

Externally, the property enjoys a generous site with a paved driveway providing off-street parking for multiple vehicles and mature planting adding to the overall privacy and appeal. To the rear, the enclosed garden offers a pleasant outdoor space with lawn, established shrubs and an outbuildings. A large detached garage with power and light provides excellent storage or workshop potential.

Offering a blend of comfortable living space and a sought-after coastal location, 22 Ballywalter Road represents a fantastic opportunity for those seeking a well-presented family home close to the sea.



Key Features

- Attractive Detached Home In A Convenient Coastal Location Along Ballywalter Road, Millisle With Sea Views.
- Modern Fitted Kitchen With Marble Worktops And Open Plan Dining Space
- Large Detached Garage, Paved Driveway Providing Ample Off-Street Parking
- Generous Outdoor Space With Enclosed Rear Garden And Private Paved Yard
- Spacious Living Room With Feature Open Fireplace
- Four Well Proportioned Bedrooms, Including Principal Bedroom With Ensuite Shower Room And Sea Views
- Gas Fired Central Heating, UPVC Double Glazed Windows
- Within Easy Reach Of Millisle Village, Local Amenities And Beautiful Coastal Walks



Accommodation Comprises

Porch

Wood laminate floor.

Hall

Wood laminate floor, built in storage under the stairs.

Living Room

23'9" x 12'4"

Wood laminate floor, open fireplace with tiled hearth, iron surround and wooden mantle.

Kitchen

25'4" x 12'7"

Modern fitted kitchen, range of high and low level units, marble work tops, Belfast style wash hand basin with mixer tap, plumbed for washing machine and dishwasher, pull out bins, integrated oven, four ring electric hob, integrated extractor fan, integrated fridge freezer, larder cupboard, space for dining, tiled floor, back door onto driveway, double patio doors to enclosed rear garden.

W/C

White suite comprising, low flush w/c, pedestal wash hand basin with mixer tap, wood laminated floor, paneled walls and ceiling, extractor fan.

First Floor

Landing

Built in storage, loft access.

Bedroom 1

15'8" x 11'10"

Wood laminate floor, double bedroom, built in storage, sea views.

Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding glass door, wall mounted wash hand basin with mixer tap, low flush w/c, extractor fan, tiled floor, tiled walls.

Bedroom 2

12'4" x 9'3"

Double bedroom, wood laminated floor, built in storage.

Bedroom 3

12'8" x 10'4"

Double bedroom, wood laminate floor.

Bedroom 4

9'4" x 5'5"

Built in storage, wood laminate floor.

Bathroom

White suite comprising, free standing bath with mixer tap, shower enclosure with wall mounted overhead shower, glass door, pedestal wash hand basin with mixer tap, low flush w/c, part paneled walls, extractor fan.

Outside

Yard: Fully paved, gate access to driveway and bin access.

Front: Paved driveway with space for multiple vehicles, area in lawn, area in mature shrubs and hedging.

Rear Garden; Area in lawn, area in mature shrubs and hedging, outhouse to rear of property.

Garage

24'11" x 14'5"

Power and Light.

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.

You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(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.

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