

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 ASHLEY CRESCENT, MILLISLE,  
NEWTOWNARDS, BT22 2BG**

**OFFERS AROUND £209,950**



24 Ashley Crescent, Millisle is a well-presented and deceptively spacious home offering flexible accommodation in a pleasant residential setting. Internally, the property is accessed via a welcoming entrance hall with wood effect laminate flooring, built-in storage and access to a floored roof space, providing excellent additional storage.

The bright and generously proportioned living room with wall-mounted electric fireplace and a corniced ceiling, creates a comfortable and inviting space to relax. The property benefits from a large fitted kitchen with an extensive range of high and low level units, complemented by marble effect work surfaces and a range of integrated appliances. The kitchen flows seamlessly through to an additional living area with sliding doors leading out to the rear garden.

There are three well-proportioned bedrooms, two of which benefit from built-in storage, while the bathroom is fitted with a contemporary white suite, including a jacuzzi bath with rainfall shower.

Externally, the property continues to impress with a brick paviour driveway to the front providing ample off-street parking. To the rear, the fully enclosed garden enjoys a patio area and attractive rural views, creating a peaceful outdoor space. A separate utility room adds further practicality, with additional storage and housing the oil-fired boiler.

This home will appeal to a wide range of buyers seeking a spacious and adaptable property in a convenient location close to Millisle village and the coast.



## Key Features

- Well presented and deceptively spacious home in a popular residential area
- Bright and generous living room with electric fireplace and corniced ceiling
- Large fitted kitchen with range of units and integrated appliances
- Additional lounge area with sliding doors to the rear garden
- Three well proportioned bedrooms, two with built-in storage
- Modern bathroom with jacuzzi bath and rainfall shower
- Separate utility room with additional storage and oil fired boiler
- Within walking distance to local amenities, schools and seafront



### Accommodation Comprises:

#### Entrance Hall

Wood effect laminate flooring, built in storage and access to floored roof space.

#### Living Room

19'8" x 15'1"

Wood effect laminate flooring, electric wall mounted fireplace, corniced ceiling.

#### Kitchen

30'8" x 11'2"

Fitted kitchen, range of high and low level units, marble work surfaces, single stainless steel sink with mixer tap and drainer. integrated dishwasher, space for fridge freezer, four ring induction hob, integrated oven, stainless steel extractor hood, tiled flooring, underfloor heating, part tiled walls and through to -

#### Lounge

Wood laminate flooring and sliding doors to the rear.

#### Bedroom 1

9'10" x 11'3"

Double bedroom, built in storage.

#### Bedroom 2

9'10" x 12'5"

Double bedroom, built in storage.

#### Bedroom 3

8'6" x 8'3"

Double bedroom.

#### Bathroom

White suite comprising, panelled jacuzzi bath with mixer tap and wall mounted rainfall shower, vanity unit wash hand basin with mixer tap, low flush w/c, tiled flooring and walls, stainless steel towel rack.

#### Utility

14'8" x 10'9"

Range of high and low level units, wood effect laminate flooring, laminate effect work surfaces, plumbed for washing machine and tumble dryer, oil fired boiler.

#### Outside

Front - brick paviour driveway with space for multiple vehicles and area in stones.

Rear - Fully enclosed, area in patio and rural views.

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.

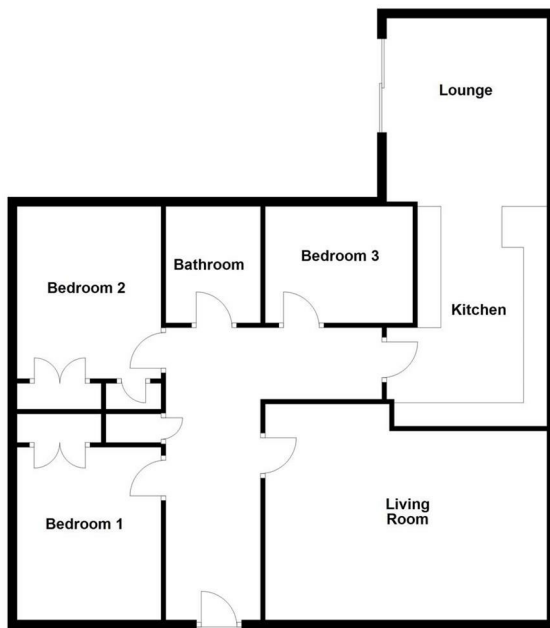
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

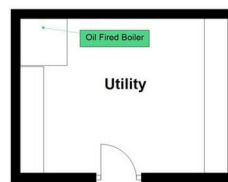




Ground Floor



First Floor



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		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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