

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 CORNMILL WALK, MILLISLE,  
NEWTOWNARDS, BT22 2FW**

**ASKING PRICE £185,000**



15 Cornmill Walk, Millisle is a well-presented semi-detached home offering comfortable and practical living in a popular residential location close to local amenities, schools and the seafront. Internally, the property has been maintained to a good standard throughout and provides bright, well-proportioned accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, spacious living room with feature open fire, modern fitted kitchen with a range of units and integrated appliances, separate utility room and convenient downstairs WC. Upstairs, there are three double bedrooms, including a principal bedroom with ensuite shower room, along with a family bathroom and additional storage throughout.

Externally, the property benefits from a fully enclosed rear garden with areas in lawn, decking and stones, creating an ideal space for relaxing or entertaining. To the front, Stoned driveway with space for multiple vehicles. Further benefits include uPVC double glazed windows, oil fired central heating and no onward chain, allowing for a potentially smooth purchase process.

This home will appeal to a wide range of buyers including first time buyers, growing families, downsizers and investors seeking a property in a convenient and sought after location.



## Key Features

- Well-presented Semi-detached home in a popular residential area of Millisle
- Bright and spacious living room with feature open fire
- Modern fitted kitchen with integrated appliances and separate utility room
- Convenient ground floor W/C and excellent built-in storage throughout
- Three double bedrooms, including principal with ensuite shower room
- Enclosed rear garden with decking, lawn and low maintenance areas
- UPVC Double glazed Windows, Oil Fired Central Heating
- No Onward Chain



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)

### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Living Room

16'9" x 15'2"

Wood laminate flooring, open fire with wooden mantle and tiled hearth, frontal aspect.

#### Kitchen

13'0" x 10'1"

Modern range of high and low level units, wood effect work surfaces, inset stainless steel sink with mixer tap and drainer, space for dishwasher, 4 ring gas hob with integrated oven, plumbed Fridge, stainless steel extractor hood, recessed spotlights, tiled flooring.

#### WC

Low flush wc, pedestal wash hand basin with tiled splashback, tiled floor.

#### Utility

Low/High level units, inset stainless steel sink with mixer tap, space for washing machine and tumble dryer.

### First Floor

#### Landing

Access to roofspace and hot press.

#### Bedroom 1

11'6" x 11'4"

Double bedroom, leading to:

#### Ensuite

White suite comprising, low flush wc, pedestal sink with mixer tap and tiled splashback, shower enclosure with overhead rainfall shower and mixer tap, extractor fan.

#### Bedroom 2

9'8" x 9'5"

Double bedroom, built in storage, wood laminate flooring.

#### Bedroom 3

11'11" x 8'6"

Double bedroom.

#### Outside

Rear: Area in stones, area in lawn, area in decking, Oil fired boiler, oil tank, outside light, side access for bins.

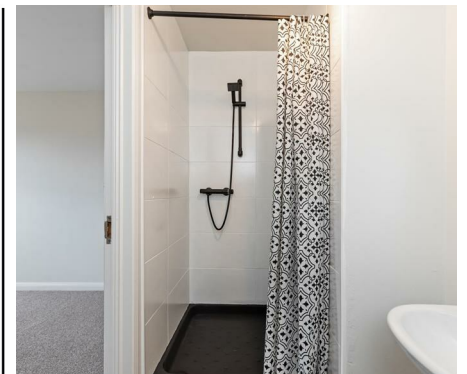
Front: Paved walkway to front door, area in lawn, area in stones for multi vehicle parking.

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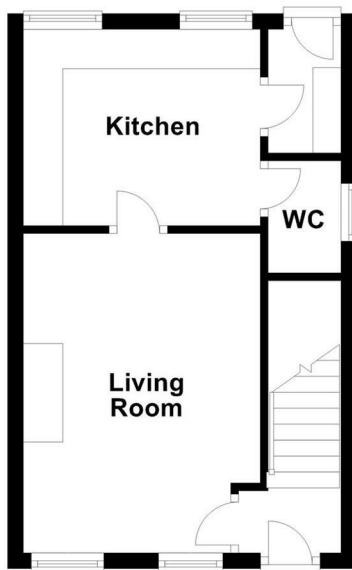
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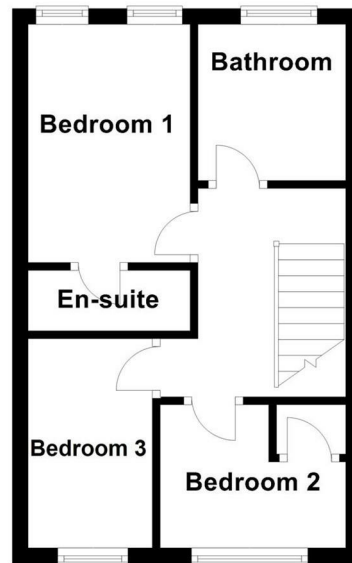




**Ground Floor**



**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>		72	75
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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