

Abbey Road

Newtownards, BT22 2DH

Offers over



VICTORIA
PINKERTON

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Wolfhill House offers a wonderful opportunity to purchase a brand new 4 bedroom Georgian style home at a convenient semi-rural location on the outskirts of Millisle.

Wolfhill House offers a wonderful opportunity to purchase a brand new 4 bedroom Georgian style home at a convenient semi-rural location on the outskirts of Millisle. Wolfhill House is the first of two fabulous homes at the location with Wolfhill Farm to follow, subject to planning. Not only does it benefit from a generous PC sum to be

spent as you please with some great suppliers, but you have the option to alter the finish that will result in a home that is truly a 'one off'. The designs of the properties are very much centered on a modern day family living, with more than enough reception space and large double bedrooms that are sure to please all

members of the family. WJ Law have 120 years of customer satisfaction and expertise that will help you find and build your dream home.





PROPERTY FEATURES

- COMING SOON - REGISTER YOUR INTEREST
- Impressive Entrance Hall With Triple Height Vaulted Ceiling
- Family Bathroom On First Floor And En-Suite Off The Master Bedroom
- Surrounding Gardens Landscaped To Offer Lawn, West Facing Patio & Planted Flowerbeds
- A Wonderful Opportunity To Acquire A Brand New Luxury Georgian Style Home, Approximately 1900 sq. ft With A Generous PC Sum
- Superb Kitchen And Open Plan Dining Which In Turn Leads To The Utility Room And WC
- Can Be Adapted To Suit Your Requirements
- Beautiful Semi-Rural Location With Stunning Views On The Outskirts Of Millisle
- Four Double Bedrooms
- Single Garage. Optional Enlarged Garage With A Guest Suite/Office/Games Room Above



4  2  2 

House - Detached 



WHAT3WORDS: word.word.word


**VICTORIA
PINKERTON**

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Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444


Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

PROPERTY MEASUREMENTS

Living Room	20'11" x 11'5"
Kitchen / Dining	24'3" x 20'11"
Hall	14'1" x 12'5"
Utility	7'6" x 6'10"
Master Bedroom	17'8" x 9'6"
En-Suite	11'1" x 5'2"
Bedroom 2	12'1" x 11'1"
Bathroom	14'1" x 7'2"
Bedroom 3	11'5" x 11'1"
Bedroom 4	11'5" x 9'6"
Garage Ground Floor	14'1" x 19'0"
Garage First Floor	9'2" x 19'0"

Energy Efficiency Rating

The rating for this property is:

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 

* For your information: The UK average rating is 'E50'.



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.