



136 Moss Road | Millisle | BT22 2DT

02891 180081 | viewings by appointment 7 days a week

365
estateagents.co.uk

136 Moss Road

- * An exceptional detached family home located in the rolling countryside on the outskirts of Millisle
- * Beautifully presented throughout
- * Very generous and flexible accommodation suitable for a range of purchasers
- * Impressive and welcoming entrance hall
- * Five bedrooms, master benefitting from en-suite shower room and walk-in dressing room
- * Fantastic kitchen with island unit open plan to dining room
- * Lovely formal lounge with feature hole in the wall fireplace
- * Bright informal sitting room with feature fireplace and French doors to the sunroom
- * Fabulous sunroom with feature vaulted ceiling and French doors to the rear decking area
- * Useful utility room with fitted units and plumbing for white goods
- * Luxury ground floor bathroom with feature freestanding bath and shower cubicle
- * First floor bathroom with four piece white suite
- * Surrounding gardens providing an abundance of outdoor space for all of the family to enjoy
- * Oil fired central heating & double glazed throughout
- * 0.75 acre plot, including a separate paddock area
- * Driveway with parking for 5+ cars, caravan, horse boxes etc.
- * Conveniently located minute's from the coastline

Offers Around: £339,950



A premier home!

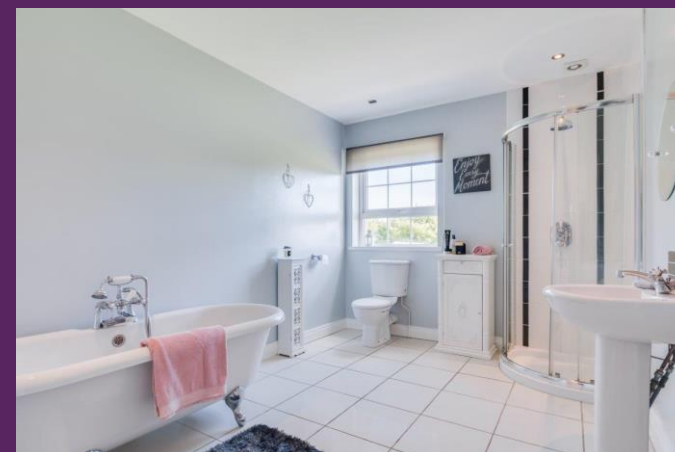
If you are ready for a life changing opportunity then look no further than this luxury detached country residence enjoying a most tranquil location on the outskirts of the seaside village of Millisle. Designed and built by the current owners, this stunning family home is perfect for families craving plenty of living space, more than enough bedrooms and plenty of outdoor space in a semi-rural location that is within a short drive to the stunning coastline and commuting distance to Newtownards, Bangor and beyond. As soon as you drive through the gates approaching this beautiful home, you know you are going to be very impressed with what you find. The property is beautifully presented throughout and offers superb flexibility with a selection of reception rooms and generous accommodation. The property has been designed to make the most of the panoramic views to wake up to the sight of the surrounding countryside from this home's beautiful position is something that most only dream about.

Downstairs comprises of an impressive entrance hall, a beautiful formal living room with a hole in the wall fireplace, an informal sitting room with feature fireplace with open fire, perfect for the colder months, a stunning sunroom with vaulted ceiling and French doors to the rear decking area. There is an impressive kitchen which is sure to be the heart of this family home with an excellent range of units and integrated appliances, an island unit, ideal for informal dining, and dining space with French doors to the rear garden, perfect when entertaining and the sun is shining! In addition, there is a spacious bedroom, a luxury bathroom and a useful utility room.

The first floor comprises of a spacious landing area which lends itself perfectly to a quiet reading space, a fabulous master bedroom suite with an en-suite shower room and a walk in dressing room, three further well-proportioned bedrooms and family bathroom that benefits from a separate bath and shower cubicle.

Lawns surround the property so finding the sun when it makes an appearance will not be difficult and there is more than enough space to provide endless hours of entertainment for the children. There is a beautiful decorative pebbled patio area that is ideal when entertaining family and friends and the outdoor space to the rear of the property is accessed from both the sunroom and the kitchen/dining room making entertaining easy when the sun shines. There is also a large paddock. This fine property could be a life changing and life enhancing opportunity for the lucky purchaser who want a luxurious home in a countryside location to enjoy, appreciate and use.

Moss Road benefits from the peace and tranquillity offered by semi-rural countryside living yet is within easy access to the local amenities of the seaside village of Millisle. The stunning coastline is a few minutes' drive away and Bangor, Newtownards, Belfast and beyond are all easily accessible from this idyllic location.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	71	74



THIS PROPERTY COMPRISES

Wooden front door into...

ENTRANCE HALL: Under stairs storage cupboard. Tiled floor.

SITTING ROOM: (5.98m x 4.19m) Hole in the wall fireplace with tiled hearth. Laminate wooden flooring.

LIVING ROOM: (6.00m x 4.16m) Feature fireplace with tiled hearth and open fire. Glass panelled doors to...

SUNROOM: (4.72m x 4.47m) Feature vaulted ceiling with recessed lighting. Laminate wooden flooring. French doors to the rear garden.

BEDROOM (5): (4.75m x 3.81m)

BATHROOM: (3.64m x 2.69m) Modern four piece white suite comprising feature freestanding bath with mixer tap and shower head attachment, pedestal wash hand basin, low flush WC and fully tiled corner shower enclosure with plumbed shower unit. Chrome heated towel rail. Tiled flooring. Extractor fan.

KITCHEN/DINING ROOM: (6.93m x 4.78m) Excellent range of high and low level grey units, marble effect work surfaces, single bowl stainless steel sink unit with mixer tap, space for range cooker, black extractor hood, integrated dishwasher, integrated fridge, integrated freezer, island unit. Tiled floor, recessed lighting. Dining space. French doors to the rear. Door to...

UTILITY ROOM: (3.66m x 2.19m) Range of low level grey units, marble effect work surfaces. Plumbed for washing machine, vented for tumble dryer. Tiled floor, part tiled walls. Door to rear.

FIRST FLOOR

LANDING: Recessed lighting. Access to roofspace. Sitting area.

MASTER BEDROOM: (5.97m x 5.36m) French doors to Juliet balcony.

WALK-IN WARDROBE: (3.80m x 3.62m) Recessed lighting.

EN-SUITE SHOWER ROOM: (3.62m x 2.70m) Contemporary white suite comprising shower cubicle, pedestal wash hand basin, low flush WC, chrome heated towel rail, tiled floor, extractor fan.

LUXURY BATHROOM: Modern white suite comprising feature panelled bath with shower attachment, glass shower screen, pedestal wash hand basin and low flush WC. Part tiled walls, wood effect flooring. Extractor fan. Recessed lighting.

BEDROOM (2): (4.81m x 4.07m) Recessed lighting.

BEDROOM (3): (5.99m x 4.17m) Recessed lighting.

BEDROOM (4)/STUDY: (3.61m x 2.21m) Water tank.

OUTSIDE

Concrete lane. Wooden gates. Driveway with parking for numerous cars.

Paddock.

Gardens to front laid in lawn with decorative pebbled pathways. Spacious decorative pebbled patio area. Gardens to side and rear laid in lawn. Feature raised decking area.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

