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LETTING SPECIALISTS

14 BALLYROLLY COTTAGES | Millisle, BT22 2FE
OFFERS AROUND £199,950

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Offers Around £199,950
Semi-Detached
4 Bedrooms
3 Receptions

Property Features

- Exceptional Semi Detached Property
- Located in Small Popular Development
- Fabulous Views over Irish Sea and Beyond to Scotland
- Large Living Room with Cast Iron Wood Burning Stove
- Separate Dining/Family Room with French Doors onto Garden
- Superb Modern Fitted Kitchen with Range of Stylish Grey High Gloss Units, Quartz Worktop and Quartz Breakfast Bar
- Four Well Proportioned Bedrooms Two of Which Have Sea Views and One Could be Used as an Additional Reception Room
- Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece White Suite
- Additional Downstairs WC with Utility Area
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Driveway to Front in Attractive Brick Paviour with Parking for Multiple Vehicles
- Rear Garden in Lawns with Paved Patio Barbecue Area and Gate for Easy Access to the Beach Across the Road
- Privately Owned First Floor Balcony
- Deceptively Spacious with a Range of Layouts to Suit the Needs of the Home Owners



Accommodation

Ground Floor

Spacious Reception Hall

Downstairs WC

Living Room
18'7" x 12'8"

Dining or Family Room
10'11" x 10'10"

Superb Modern Fitted
Kitchen
14'8" x 12'9"

First Floor

Landing

Bedroom One
12'9" x 11'2"

En Suite Shower Room

Bedroom Two or Sitting
Room
12'9" x 10'9"

Bedroom Three
10'10" x 10'10"

Bedroom Four
10'9" x 9'11"

Bathroom

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



Located in a small popular development, here is an ideal opportunity to purchase an exceptional and spacious semi detached property with fantastic sea views. Finished to an excellent standard throughout there is little left to do but move your furniture in and enjoy. Much larger than it looks, the accommodation is also bright and flexible providing a range of layouts to suit the needs of the home owners.

The ground floor comprises fantastic living room with cast iron wood burning stove, separate dining/family room with French doors onto the garden, and superb modern fitted kitchen with stylish range of high gloss grey units and quartz worktop and breakfast bar. Upstairs there are four well proportioned bedrooms, one of which could be used as an additional reception room. The main bedroom has an en suite shower room and there is also a bathroom with a three piece white suite.

Outside there is ample parking to the front of the property with space for multiple vehicles and driveway with attractive brick paviour. To the rear is a garden in lawns with paved patio terrace and gate to allow easy access to the beach across the road. Additional benefits include oil fired central heating, uPVC double glazed windows, downstairs cloakroom with WC and utility area and excellent storage.



Directions

Heading out of Millisle towards Ballywalter turn right into Ballyrolly just after Drumfad Bay. Turn right again at the T-junction and Number 14 is on your right hand side.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		66	68
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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