

ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SEASCAPE, 194 MILLISLE
ROAD, DONAGHADEE, BT21**

OFFERS AROUND £449,950

"Seascape" is a hidden gem located on the Millisle Road in Donaghadee, close to the seafront, Commons area and all local amenities.

With its quaint seaside cottage frontage, any viewer will be amazed at what this home has to offer.

On entering the property, you will immediately appreciate the thought and care that the current owner has taken to ensure that the finish is of a high standard and that all views from the house have been maximised.

The ground floor comprises double bedroom with luxury ensuite, guest wc, storage area and a fantastic open plan living/dining/kitchen area with a modern range of units, granite work surfaces. "Miele" appliances, island, separate utility room and doors to a new composite raised balcony, perfect for entertaining and enjoying the sunset.

The first floor has a further two bedrooms, one with walk in dressing room and luxury ensuite, family bathroom, double hot press, balcony and a large living area with dual aspect views over the Irish Sea.

In addition, the home benefits from a Beam vacuum system, built in surround sound in every room and underfloor heating on both levels.

If you're a keen gardener, you will love the private rear gardens with lawn, bedding areas, greenhouse, garage, and two workshops, both with power and light.

There is parking for multiple vehicles and all areas of the property, internally and externally, have been kept to an extremely high standard, allowing any potential purchaser the opportunity to just walk in and sit down.

Viewing for this house is essential as it really is one in a million, due to location, finish and views!



Key Features

- Deceptively Spacious Detached Property With Sea Views
- Two Raised Balcony Areas With Sea Views
- Luxury Cream Kitchen With Granite Work Surfaces, A Range Of "Miele" Integrated Appliances And Large Island
- Three Double Bedrooms, Two With Ensuite Facilities And One With Walk In Dressing Room
- Brick Paviour Driveway With Parking For Multiple Vehicles
- Underfloor Heating On Both Floors, Built In Sound System, Beam Vacuum System
- Garage With Electric Door, WC And Two Additional Workshops
- First Floor Living Room With Fireplace And Uninterrupted Sea Views



Accommodation Comprises:

Entrance Hall

Ceramic tiled flooring, under stair storage, recessed spotlighting.

Bedroom 2

14'0 x 12'1

Double room, solid wooden flooring, recessed spotlighting, built in sound system.

Ensuite

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, walk in shower enclosure with dual shower heads, wall mounted chrome radiator, recessed spotlighting, extractor fan, tiled walls, tiled flooring.

Guest WC

White suite comprising back to wall wc, vanity unit with sink, storage and mixer tap, feature lit mirror, tiled walls and ceramic tiled flooring.

Kitchen / Dining Room

34'1 x 12'1 @ widest points

Modern range of high and low level units, granite work surfaces, one and a quarter stainless steel sink with mixer tap, large island with circular stainless steel sink and mixer tap, space for range cooker, stainless steel splashback, "Falcon" integrated extractor fan and hood, integrated "Miele" microwave, integrated "Miele" coffee machine, integrated "Miele" dishwasher, integrated "Samsung" American style fridge/freezer, space for dining, family area, built in sound system, Beam automatic dust pan, ceramic tiled flooring, part tiled walls, recessed spotlighting, double doors to new composite decked balcony. Open to:

Family Area

Space for Seating and Television Area

Utility Room

13'1 x 6'1

Modern range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, space for tumble dryer, plumbed for washing machine, ceramic tiled flooring, part tiled walls, recessed spotlighting, extractor fan, communications box for internet connection and sound system.

First Floor

Landing

Solid wooden flooring, double doors to balcony, double hot press with storage and pressurised water system, access to roofspace.

Lounge

21'0 x 16'0

Solid wooden flooring, built in sound system, dual aspect sea views, recessed spotlighting, gas fire with marble hearth, surround and mantle.

Bathroom

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, panelled bath with overhead shower and glazed screen, fully tiled walls, tiled flooring, extractor fan, recessed spotlighting.

Bedroom 1

15'1 x 13'1

Double room, solid wooden flooring, built in storage with sink and mixer tap, recessed spotlighting, built in sound system, integrated fridge.

Ensuite

White suite comprising low flush wc, "Jacuzzi" shower steam room, vanity unit with sink, storage and mixer tap, feature light mirror, "Jacuzzi" circular bath with double shower attachments and jacuzzi jets, tiled flooring, recessed spotlighting, extractor fan, built in sound system.

Dressing Room

6'0 x 6'0

Fully fitted walk in wardrobe.

Bedroom 3

13'0 x 10'0

Double room, solid wooden flooring, recessed spotlighting, built in sound system.

Outside

Front: brick paviour driveway, bedding areas, paved walkway. Side and rear: composite decking with glass balustrade, area in lawn, bedding areas, mature plants, shrubs and hedging, greenhouse, shed, access to garage, brick paviour driveway, access to workshop, wood pellet bunker with auto feed to the boiler.

Garage

16'0 x 14'0

Power and light, electric door, wc, workshop, gas boiler, wood pellet boiler, beam central vacuum power unit including car cleaning attachments. WC : white suite comprising low flush wc, sink. Workshop: power and light.

Workshop

12'0 x 9'0

Power and light.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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 91811444.

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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