

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 MILECROSS ROAD,  
NEWTOWNARDS, BT23 4SR**

**OFFERS AROUND £324,950**



41 Milecross Road is a unique opportunity to transform a charming detached chalet bungalow into your dream home. Located in the sought-after area of Newtownards, this property offers immense potential for those with a vision for modernisation and a desire for spacious living. With its generous living spaces, ample garden, and prime location, this property is a canvas awaiting your personal touch.

The interior requires modernisation, offering an exciting opportunity to design the home to your specifications. Reimagine the kitchen, update the bathroom, and create an open-plan living space to maximise the potential of this chalet bungalow.

The property is surrounded by extensive gardens, offering ample space for outdoor activities, gardening, or even extension of the property (subject to planning permission). There is a driveway providing parking space for multiple vehicles and large garage.

Newtownards offers a vibrant community with a wide range of amenities, including schools, shops, restaurants, and leisure facilities. This property's convenient location ensures that everything you need is within easy reach. Commuting to Belfast and the surrounding areas is a breeze, thanks to excellent transport links. The property is well-connected to major road networks and public transportation, making it an ideal location for professionals and families.

Don't miss this chance to create a stunning modern home in an enviable location. Act quickly, as properties with such potential are rarely available. Contact us for more information and to book a viewing.



## Key Features

- Detached Property On The Popular Milecross Road
- Landscaped Gardens To Front And Rear With Semi Rural Views
- Adaptable Layout with Up To Four Bedrooms and Three Reception Rooms
- Ground Floor and First Floor Shower Room
- Oil Fired Central Heating And PVC Double Glazed Windows
- Close To A Wide Range Of Local Amenities
- Located In A Sought-After Area Of Newtownards
- In Need Of Modernisation, An Excellent Opportunity To Make This Property Your Own!



### Accommodation

#### Comprises:

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Built in storage.

#### Living Room

16'3" x 12'8"

Open fireplace with tiled hearth, brick surround and wooden mantle.

#### Kitchen

12'7" x 9'10"

Range of high and low level units, laminate work surfaces, inset sink with mixer tap and built in drainer, plumbed for washing machine, space for fridge/freezer, space for cooker, integrated extractor fan and hood, part tiled walls, laminate flooring, open to dining room/family room.

#### Family Room

19'3" x 8'10"

#### Conservatory

18'11" x 11'0"

Sliding doors to rear garden.

#### Dining Room / Bedroom 4

15'7" x 10'7"

Open fireplace with brick surround and wooden mantle.

#### Bedroom 1

12'10" x 9'11"

Double bedroom.

#### Shower Room

Modern white suite comprising low flush wc, shower enclosure with wall mounted shower and sliding glazed doors, vanity unit with mixer tap and storage, heated towel rail, tiled walls, laminate flooring, hotpress with storage.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 2

15'7" x 11'10"

Double bedroom, pedestal wash hand basin with mixer tap and tiled splashback.

#### Bedroom 3

11'10" x 10'6"

Double bedroom, built in storage, eaves storage.

#### Shower Room

White suite comprising low flush wc, shower enclosure with overhead shower and sliding doors, pedestal wash hand basin with mixer tap and tiled splashback, part tiled walls, extractor fan.

#### Outside

Front: Area in lawn, mature plants, shrubs, trees and hedging, tarmac driveway with space for multiple vehicles, access to garage, outside light.

Rear: Fully enclosed, area in lawn, mature shrubs, trees and hedging, paved walkway, outside lights, outside tap.





















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.

41 Milecross Road

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>	46	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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