

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**206 BALLYWALTER ROAD,  
MILLISLE, NEWTOWNARDS,**

**OFFERS AROUND £339,950**



If you're looking for a property with sea views in a quiet location, then this could be the house for you!

Well maintained by the current owner and decorated to a good standard, any viewer will appreciate the space and light throughout and in particular, the beautiful corner windows to take advantage of the views.

The home has great accommodation with two large reception areas, one with wood burning stove, well proportioned kitchen with a good range of units and separate utility room, guest wc, four double bedrooms, two with ensuite shower rooms and a luxury bathroom with white suite.

There is a brick paviour driveway to the front with parking for multiple vehicles, side and rear areas in lawn and access to the double garage which benefits from roofspace storage, built in shelving and electric roller door.

We anticipate good interest in this lovely home and recommend viewing at your earliest convenience to avoid disappointment.



## Key Features

- Modern Detached Property With Sea Views
- Large Kitchen With A Good Range Of Units And Separate Utility Room
- Four Double Bedrooms, Two With Ensuite Shower Rooms
- Oil Fired Central Heating, uPVC Double Glazed And Part Triple Glazed Windows
- Two Reception Areas, One With Wood Burning Stove
- Stunning Entrance Hall With Gallery Landing And Feature Windows
- Ground Floor Guest WC And First Floor Luxury Family Bathroom
- Early Viewing Is Highly Recommended For This Beautiful Home



### Accommodation

#### Comprises:

##### Entrance Hall

Solid wooden flooring, gallery landing, recessed spotlighting, sea views, under stair storage.

##### Living Room

24'0 x 15'0

Solid wooden flooring, feature corner windows, inglenook style fireplace with slate hearth, wood burning stove and wooden mantle.

##### Dining Room

13'1 x 11'1

Solid wooden flooring, feature corner windows, glazed door to hall.

##### Guest WC

White suite comprising low flush wc, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, wood panelling, recessed spotlighting, extractor fan.

##### Kitchen

15'0 x 9'1

Range of high and low level units, laminate work surfaces, integrated fridge/freezer, space for gas cooker, built in stainless steel extractor fan and hood, integrated dishwasher, one and quarter stainless steel sink with mixer tap and built in drainer, recessed spotlighting, glazed door to hallway, door to utility room.

##### Utility Room

12'1 x 7'0

Range of high and low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, tiled flooring, door to rear garden.

##### First Floor

##### Landing

Gallery landing, access to roofspace, feature window.

##### Master Bedroom

15'0 x 14'0

Double room with sea views, feature corner windows, ensuite.

##### Ensuite

White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, shower enclosure with overhead shower and glazed doors, wood panelling, tiled flooring, recessed spotlighting, extricator fan.

##### Bedroom 2

14'1 x 13'0

Double room with feature corner windows, ensuite.

##### Ensuite

White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, shower enclosure with overhead shower and glazed doors, tiled flooring, recessed spotlighting, extractor fan.

##### Bedroom 3

16'0 x 9'1

Double room with sea views.

##### Bedroom 4

15'1 x 9'1

Double room with sea views.

##### Bathroom

White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, free standing bath with telephone hand shower set, wall mounted chrome radiator, wood panelling, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

##### Outside

Front: Brick paviour driveway, sea views, access to garage, area in lawn.

Rear and side: Brick paviour area, access to garage, area in lawn, oil storage tank, outside light, outside tap.

##### Garage

25'0 x 22'0

Electric roller door, power and light, roofspace storage, built in shelving.





















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		
(69-80) C		
(55-68) D	70	70
(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 9188 8000.

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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