

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**218A BALLYWALTER ROAD,
MILLISLE, BT22 2LY**

OFFERS AROUND £350,000

Welcome to 218a Ballywalter Road, Millisle – a truly unique and beautifully designed coastal home that effortlessly blends modern comfort with maritime charm. Architecturally inspired by the sea, this exceptional property features a striking layout with a nautical theme, where the first-floor living space evokes the feeling of standing on the bridge of a ship with panoramic sea views.

The heart of the home lies in its spacious open-plan kitchen, dining and living area on the ground floor – an inviting and practical space perfect for everyday living and entertaining. To the rear, three generous double bedrooms provide ample accommodation, including a master suite complete with a large en-suite shower room. A well-appointed family bathroom and thoughtfully placed storage throughout the home ensure functionality matches the style.

Upstairs, the stunning living room offers panoramic sea views through a large bay window, capturing the ever-changing coastline in all its beauty. A wood-burning stove adds warmth and character, making it the ideal place to unwind while enjoying the coastal scenery.

Step outside to a private, south-facing suntrap, cleverly landscaped with artificial grass to create a low-maintenance, relaxing oasis. Perfect for entertaining or soaking up the sun, this space extends the lifestyle appeal of the home. At the rear, excellent parking is provided along with a large detached double garage, equipped with light, power, and additional roof space storage.

218a Ballywalter Road is more than a home – it's a one-of-a-kind haven on the coast, combining thoughtful design, generous space, and breathtaking views in a setting that is both peaceful and practical.



Key Features

- Unique Architect-Designed Coastal Home With Stunning Sea Views
- First Floor Living Room With Bay Window, Sea Views & Wood-Burning Stove
- Family Bathroom and Multiple Storage Areas Throughout The Home
- Detached Double Garage, Large Driveway With Generous Parking For Several Cars, Boat or Caravan
- Suited To A Wide Range of Purchasers Including Holiday Home Market, Family or Downsizer
- Open-Plan Kitchen, Dining and Living Area With Double Patio Doors To Front Garden
- Three Spacious Double Bedrooms, Including Master With Large Ensuite
- South-Facing Landscaped Suntrap To The Side With Artificial Grass – Perfect For Relaxing
- PVC Double Glazing And Oil Fired Central Heating Throughout



Accommodation

Comprises:

Entrance Hall

Glazed PVC front door. Tiled floor and large closet/storage area.

Guest WC / Utility Room

7'11" x 3'10"

White suite comprising low flush wc, vanity unit with mixer tap and storage, plumbed for washing machine, part wood panelled walls and tiled floor.

Open Plan Kitchen / Living Area

24'4" x 21'7" (at widest points)

High and low level handleless units with laminate work surfaces, under unit lighting, built in drainer one and a half bowl ceramic sink unit with black spray mixer tap, integrated appliances to include; mid-level oven, Beko gas hob and stainless steel extractor fan, space for dishwasher, space for microwave, island with space for seating, recessed spotlighting, partly tiled walls, laminate flooring and double doors to front garden. Open plan to -

Dining Area

Vaulted ceiling, wood laminate flooring and understairs storage.

Rear Hall

Roofspace access and recessed spotlighting. Hot press with built in shelving.

Bedroom 1

11'5" x 12'11" (plus robes)

Beautiful high ceiling and range of built in wardrobes.

Ensuite Shower Room

White suite comprising tiled shower enclosure with glazed shower door and overhead electric shower unit, large vanity unit with storage and mixer tap, low flush wc, tiled floor, extractor fan and recessed spotlighting.

Bedroom 2

10'5" x 9'9"

Built in storage.

Bedroom 3

10'9" x 9'8"

Built in storage.

Bathroom

White suite comprising panelled bath with overhead electric shower, pedestal wash hand basin with mixer tap, low flush wc, partly tiled walls and vinyl floor.

First Floor

Landing

Living Room

21'11" x 11'5" (at widest points)

Bay window with uninterrupted sea views, Valiant wood burning stove with slate hearth with wooden mantle, wood laminate flooring and recessed spotlighting.

Outside

Area in lawn to front with large, stoned driveway leading to the rear of the property. Excellent parking facilities for multiple vehicles, caravan or boat. Area to the side of the property which is south-facing in artificial grass, perfect for entertaining.

Double Garage

17'7" x 17'11"

Two up and over doors, light, power and roofspace storage.



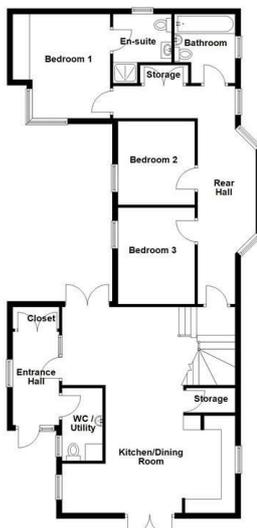
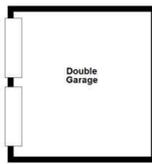








Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	64
(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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