

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**HERON HOUSE, 12 GREEN  
ROAD, NEWTOWNARDS,**

**OFFERS OVER £299,950**



Nestled on the outskirts of Millisle, this beautiful detached home on Green Road offers a perfect blend of comfort and modern living. Just minutes from the seafront and local amenities, this property is ideally situated for those seeking a tranquil lifestyle while remaining close to essential services.

Upon entering, you will be greeted by a spacious interior that boasts three generous reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen, family, and dining area is a highlight of the home, featuring a contemporary range of units that cater to both functionality and style. This inviting space is perfect for family gatherings or hosting friends.

The property comprises three well-appointed double bedrooms, ensuring plenty of room for family or guests. Convenience is key, with a ground floor bathroom and a first-floor shower room, making daily routines effortless.

Outside, the landscaped gardens to the rear offer a serene retreat, ideal for enjoying the fresh air or hosting summer barbecues. The large stone parking area and double garage provide ample space for vehicles and storage, while the surrounding rural views enhance the property's charm.

This delightful home is a rare find, combining spacious living with a picturesque setting. Whether you are looking to settle down or seeking a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this stunning house your new home.



## Key Features

- Beautiful Detached Property On The Outskirts Of Millisle With Sea Views
- Well Maintained Throughout And Decorated And Finished To A High Standard
- Landscaped Gardens To Rear With Parking Area For Multiple Vehicles, Double Garage And Rural Views
- Deceptively Spacious And Benefitting From Double Height Ceiling In Entrance Hall
- Three Double Bedrooms, Two With Sea Views And Four Reception Areas
- Modern Kitchen With A Good Range Of Units And Space For Family Space/Informal Dining
- Minutes From The Seafront, Village Shops And Amenities And Close To Stunning Coastal Walks
- Viewing Is Recommended To Fully Appreciate This Fantastic Home



### Accommodation

#### Comprises:

#### Entrance Porch

Glazed door to entrance hallway.

#### Entrance Hallway

Double height ceiling, wooden flooring.

#### Living/Dining Room

28'6" x 12'11"

Dual aspect views, corniced ceiling, inglenook style fireplace with slate hearth, open to dining room, built in storage, wooden flooring.

#### Kitchen/Family Room

26'4" x 10'4"

Modern range of high and low level units, wood effect laminate style work surfaces, single stainless steel sink with mixer tap and drainer, breakfast bar area, 'Neft' integrated double oven, integrated hob and stainless steel extractor fan and hood, plumbed for washing machine, integrated wine cooler, integrated dishwasher, part tiled walls, recessed spotlighting, open to family room, space informal dining and family space, wooden flooring and double doors into the sunroom.

#### Sunroom

13'6" x 11'8"

Double height ceiling, double doors to raised decked area.

#### Bedroom 1

13'5" x 12'0"

Double bedroom, built in wardrobes and drawers, corniced ceiling, wooden flooring.

#### Bathroom

White suite comprising corner bath with telephone hand shower set, low flush w/c, pedestal wash hand basin, corner shower enclosure with overhead shower and glazed door, part panelled walls, vinyl flooring, corniced ceiling, extractor fan and recessed spotlights.

#### First Floor

#### Landing

Gallery landing, velux type windows, rural and sea views, wooden flooring, eaves storage.

#### Bedroom 2

21'7" x 12'11"

Double bedroom, dual aspect sea views, feature porthole window, built in storage, wooden flooring.

#### Bedroom 3

14'6" x 13'6"

Double bedroom, sea views.

#### Shower Room

White suite comprising walk in shower enclosure with overhead shower and glazed doors, pedestal wash hand basin, vinyl flooring, part panelled walls, extractor fan, low flush w/c, velux style windows with sea views.

#### Double Garage

20'4" x 19'9"

Up and over roller doors, power and light, bin storage, mezzanine storage.

#### Outside

Front - Stoned bedding area in mature shrubs.

Rear - Raised decked area, steps to garden, area in lawn, stoned driveway with parking for multiple vehicles, raised beds, rural views, mature plants, shrubs, trees and hedging, outside lights and taps.









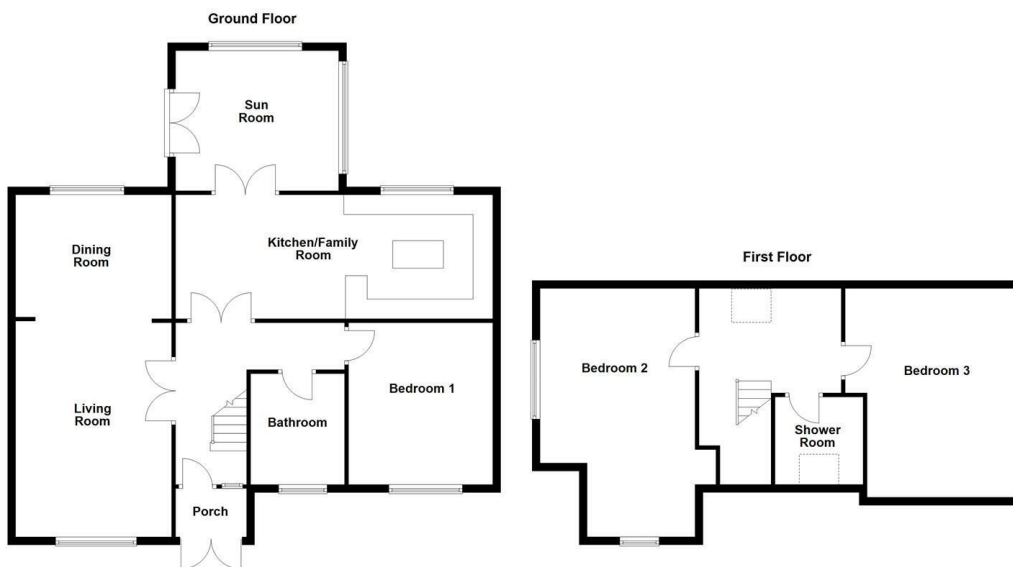












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU 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 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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