

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 COASTVIEW COTTAGES,  
MILLISLE, BT22 2GF**

**OFFERS AROUND £169,950**





Located in the charming Coastview Cottage Development in Millisle, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a short stroll from the picturesque seafront, this property is ideally situated near local amenities, schools, and good transport routes, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a spacious hallway that leads to a generous living room, complete with a feature fireplace that adds a touch of warmth and character. The open-plan kitchen and dining area is perfect for entertaining, providing a modern space for family meals and gatherings. This home boasts four well-proportioned bedrooms, with the master suite featuring an ensuite shower room for added privacy and convenience. A family bathroom and a downstairs w/c, both fitted with a stylish white suite, enhance the practicality of this lovely residence.

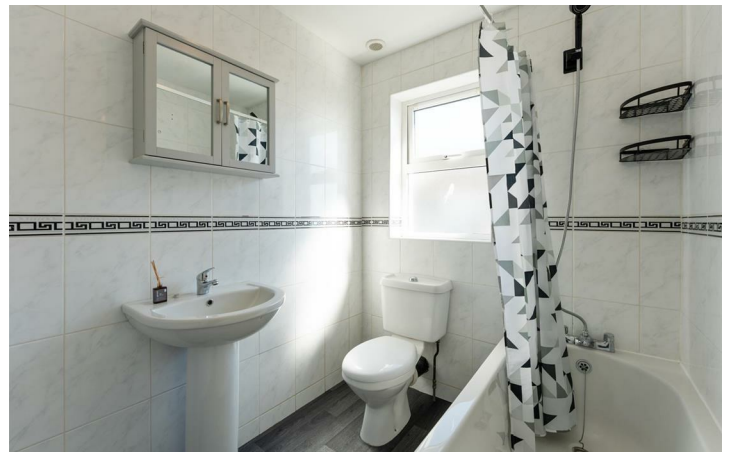
The property benefits from oil-fired central heating and double-glazed windows, ensuring a warm and inviting atmosphere throughout the year. Outside, the fully enclosed landscaped rear garden offers a serene retreat, ideal for relaxation or outdoor activities. Additionally, Two allocated parking spaces, providing ease and accessibility.

This versatile home appeals to a wide range of potential buyers, from first-time purchasers to seasoned investors and those looking to downsize. With its prime location and thoughtful design, this property is a wonderful opportunity not to be missed.



## Key Features

- Semi Detached Property, Located Within Walking Distance Of The Seafront And Local Amenities
- Well Proportioned Living Room With Open Fireplace
- Four Good Sized Bedrooms, Primary With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Two Allocated Parking Spaces And Fully Enclosed Rear Garden
- Will Attract A Wide Variety Of Clients From First Time Buyers, Investors To Downsizers Alike
- Early Viewing Is Highly Recommended For This Lovely Home



### Accommodation Comprises:

#### Entrance Hall

#### W/C

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan.

#### Living Room

14'10" x 19'1"

Open fireplace with tiled hearth, tiled surround and wooden mantle, wood laminate flooring and built in storage.

#### Kitchen/Dining Room

14'5" x 18'1"

Fitted kitchen with a range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for tumble dryer, integrated oven, four ring electric hob with stainless steel extractor fan and hood, breakfast bar area, space for fridge/freezer, part tiled walls, space dining, double doors to enclosed rear garden.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

10'11" x 12'4"

Double bedroom.

#### Ensuite

White suite comprising shower enclosure with wall mounted overhead shower, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, part tiled walls.

#### Bedroom 2

10'11" x 11'8"

Double bedroom.

#### Bedroom 3

6'9" x 14'4"

#### Bedroom 4

8'3" x 10'11"

#### Bathroom

White suite comprising panelled bath with mixer tap and shower hand attachment, low flush w/c, pedestal wash hand basin with mixer tap, low flush w/c, tiled walls, extractor fan.

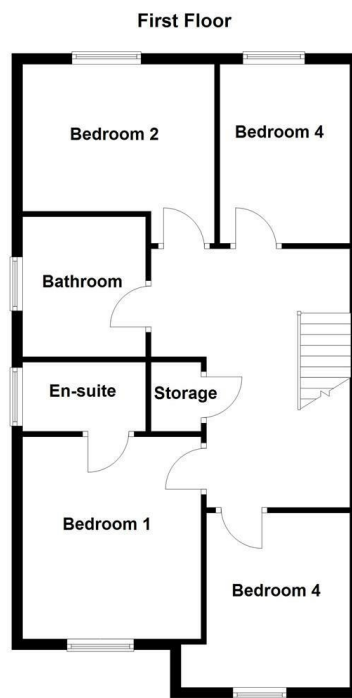
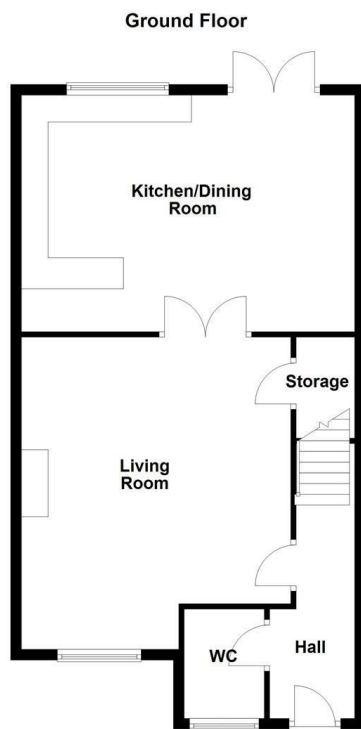
#### Outside

Front - Area in stones, area in patio, two allocated spaces.

Rear - Fully enclosed, fully decked, walled flowerbeds with shrubs, outside tap and light, oil fired boiler, oil fired tank, side gate for bin access.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(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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