

## 22 Woburn Drive Millisle, Newtownards, BT22 2HU

This beautiful semi detached home is part of the history of the local area and benefits from a beautiful coastal setting affording excellent sea views and ease of access to the beach. Having been professionally renovated just 4 years or so ago, the property is in many ways a new build. The current owners have presented it to an excellent standard throughout with some useful upgrades to the standard specification including a multi fuel stove and real wood parquet flooring to the lounge. The first floor offers a fully tiled bathroom and 3 well proportioned bedrooms, with the master bedroom particularly generous and offering space for an en-suite shower room, if required, in addition to the existing built in wardrobe. The ground floor has a modern & practical kitchen/diner with sea views, a WC and a lounge which offers a place to catch the evening sun or curl up in front of the fire. Externally there are generous gardens in lawn to front, side and enclosed to the rear plus a useful detached garage and tarmac driveway and more of those beautiful sea views where the beach beckons you towards it. It benefits from uPVC double glazing and LPG gas central heating. Whether you're a first time buyer, a home mover or in search of a holiday home, internal viewing is essential to appreciate this lovely home.

**Offers Around £187,500**

# 22 Woburn Drive

Millisle, Newtownards, BT22 2HU



- Beautifully modernised semi detached home
- Lounge with multi fuel stove
- uPVC double glazing - LPG gas central heating
- Just a stones throw from the beach
- Coastal setting with lovely sea views
- Modern kitchen with dining area
- Detached garage with driveway
- 3 bedrooms
- Bathroom + Ground floor WC
- Large garden front & enclosed to rear

## Entrance

## Entrance hall

## Lounge

19'6x10'2 (5.94mx3.10m)

## Kitchen/diner

19'6x12'8 (5.94mx3.86m)

## WC

4'5x2'7 (1.35mx0.79m)

## Landing

13'7x6'2 (4.14mx1.88m)

## Bathroom

6'1x5'6 (1.85mx1.68m)

## Bedroom 1

19'6x10'2 (5.94mx3.10m)

## Bedroom 2

11'4x9'3 (3.45mx2.82m)

## Bedroom 3

9'3x7'10 (2.82mx2.39m)

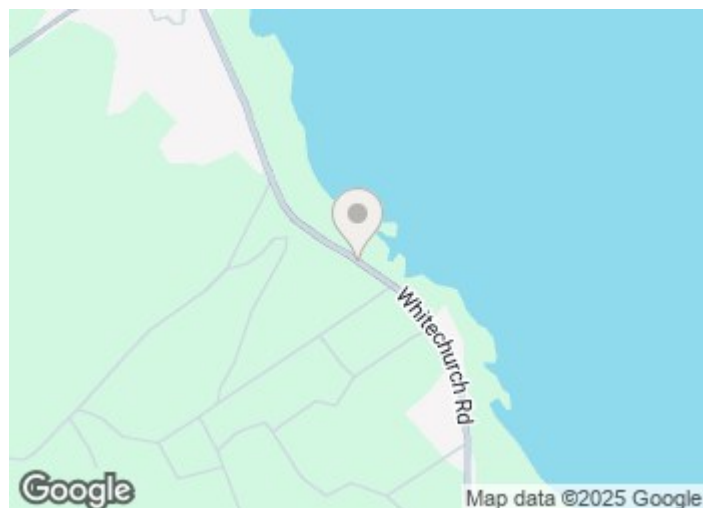
## Detached garage

16'5x9'11 (5.00mx3.02m)

## Outside

## Tenure

## Property misdescriptions



## Directions

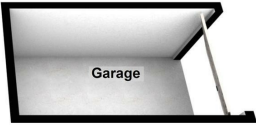
Travelling out of Millisle towards Ballywalter, along the coast road, turn right into the formal Borstal site. Take a left and follow the road around to where number 22 is located on the corner at the top of the development.



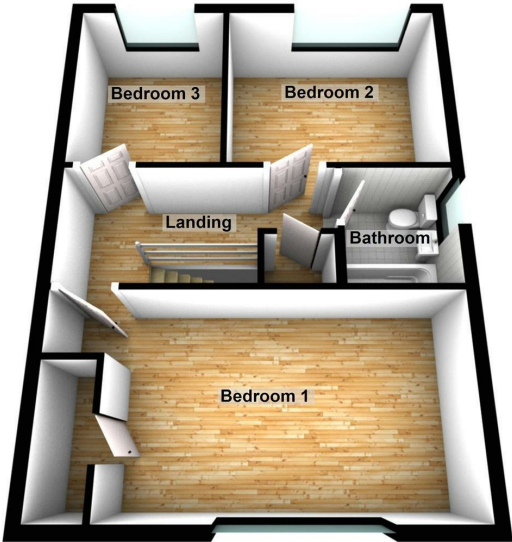


Floor Plan

Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland		EU Directive 2002/91/EC