



## 189 Abbey Road

Millisle, Newtownards, BT22 2DH

This detached bungalow has been partially modernised by its present owners but still offers an opportunity to secure a rural site with the option to renovate or replace the existing dwelling or to further develop the site, perhaps with two detached homes or a pair of semi detached, subject to relevant consents.

The site extends to approx 0.4 acres with good road frontage.

On site at present is a detached bungalow offering 2 bedrooms, a lounge, a kitchen open plan to a dining room, a newly updated bathroom and a utility area with WC. Externally there is a detached brick shed with double doors, generous gardens and off street pebbled parking area. It benefits from uPVC double glazing and oil fired central heating and has been fully damp proofed in the last few years.

Water, electricity and sewage are all connected.

Enjoy it as it is or see it as the basis for your dream home - internal viewing is advised.

**Offers Around £199,950**

# 189 Abbey Road

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- Charming detached bungalow
- Lounge
- uPVC double glazing
- Potential for redevelopment or extension subject to relevant consents.
- Site extending to approx. 0.4 acres.
- Kitchen open plan to dining room
- Oil fired central heating
- Currently 2 bedrooms
- Utility area with separate WC
- Some modernisation completed but further works potentially required

## Entrance

### Entrance hall

8'4x3'10 (2.54mx1.17m)

### Lounge

14x9'8 (4.27mx2.95m)

### Kitchen

11'3x10'8 (3.43mx3.25m)

### Dining room

9'11x8'10 (3.02mx2.69m)

### Utility area

14'1x6'2 (4.29mx1.88m)

## WC

## Bedroom 1

14x7'11 (4.27mx2.41m)

## Bedroom 2

9'7x7'7 (2.92mx2.31m)

## Shower room

10'8x5'8 (3.25mx1.73m)

## Outside

## Tenure

## Property misdescriptions



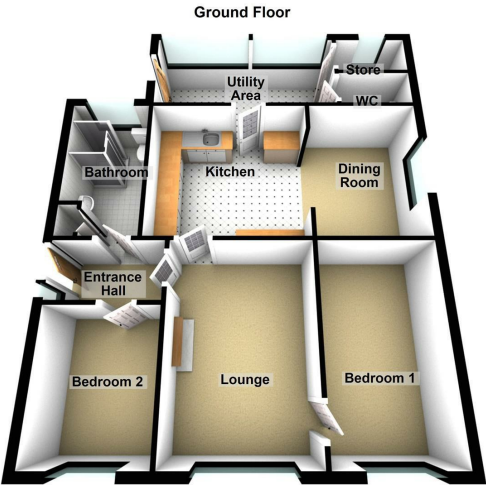
## Directions

Located mid way between Millisle and Carrowdore villages in the townland of Ballyfrenis on the Abbey Road.





Floor Plan





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		