



22 Ballyrolly Cottages

Millisle, Newtownards, BT22 2FE

"If you like a good "check list" then get your pen ready: Multiple bedrooms - tick. En-suite shower room - tick. Multiple reception rooms - tick. Multi fuel stove - tick. Luxury kitchen - tick. Beautiful patio garden - tick. Sun room - tick. Close to the beach - tick. How about modern solar system & EV charger with battery - tick, tick, tick!"

Extending to approximately 1,650 sq.ft. this modern semi detached/end townhouse offers versatile and plentiful accommodation to suit any family. 4 first floor bedrooms, master with en-suite shower room, plus a family bathroom (and loads of storage space). The ground floor centres around a modern kitchen with utility & WC, lounge, with multi fuel stove, plus a family room, a TV room (potential 5th bedroom) and a sun room.

The property benefits from a 5.4KW solar system with battery and Zappi EV charger plus the more traditional uPVC double glazing & fascia and oil fired central heating. Externally the back garden is a delight with low maintenance paving, modern composite decking and a practical garden room - home office perhaps?

The beautiful Millisle beach is literally a stones throw from your front door so we recommend an early appointment to view to avoid missing out on this unique home.

Offers Around £259,950

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- Extended semi detached home a stones throw from the beach
- Modern kitchen/diner plus utility room
- Patio garden to rear with composite deck and garden room
- Please see our website for full details.
- 4 plus bedrooms (master en-suite)
- Sun room - Family Room - TV/Play room
- Paved parking area to the front with EV charger
- Lounge with multi fuel stove
- Family bathroom + Ground floor WC
- uPVC double glazing & fascia - Oil fired heating - Modern solar system

Entrance

Hallway

Lounge

12'2x15x8 (3.71mx4.57mx2.44m)

Kitchen/Diner

15'8x10'9 (4.78mx3.28m)

Utility Room

7'3x6'3 (2.21mx1.91m)

WC

7'3x4 (2.21mx1.22m)

Family Room

11'1x10'10 (3.38mx3.30m)

Sun Room

11'8x8'9 (3.56mx2.67m)

Play/TV Room

13'5x10'8 (4.09mx3.25m)

First Floor Landing

Bathroom

6'6x9'7 (1.98mx2.92m)

Bedroom 1

16x10'8 (4.88mx3.25m)

En Suite

6'7x6'1 (2.01mx1.85m)

Bedroom 2

13'2x8'9 (4.01mx2.67m)

Bedroom 3

9'11x10'9 (3.02mx3.28m)

Bedroom 4

10'9x8'8 (3.28mx2.64m)

Garden Room

12'5x7'8 (3.78mx2.34m)

Outside

Tenure

Property misdescriptions



Directions



Floor Plan



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