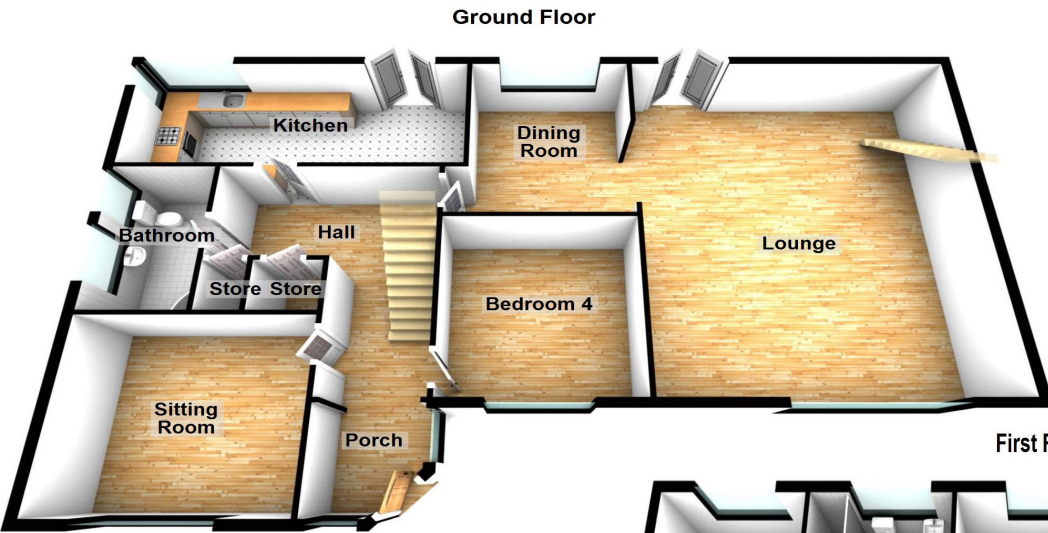
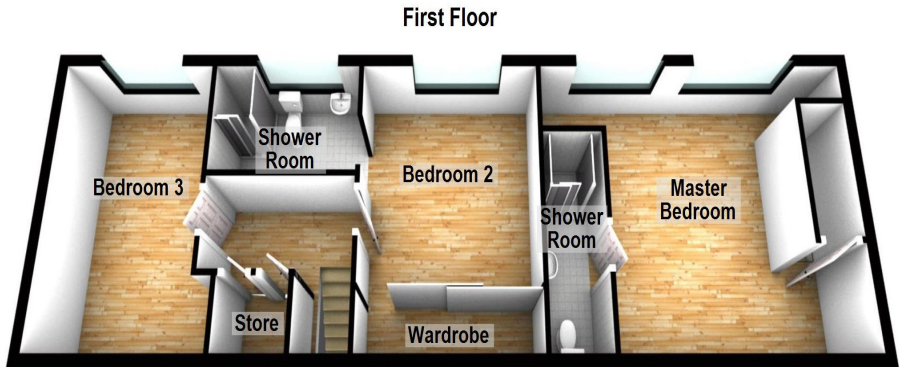


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PROPERTY ESTATES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES

Planning Approved for 5 Replacement Dwellings



FOR
SALE

42 Millars Lane, Dundonald
Offers Over £259,950

- Spacious Detached Chalet Bungalow
- Circa 2,000 Sq Ft
- Private Site: Expansive Lawn Gardens
- Expansive Lawn Gardens
- Planning For: x3 Townhouses & x2 Apts

- 4 Bedrooms & 3 Reception Rooms
- Two Ensuite Bedrooms
- Gas Fired Central Heating
- Spacious Kitchen with Casual Dining Area
- Ground Floor Bathroom Suite

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This is a unique opportunity to purchase a commanding family home situated on a generous private secluded site.

This spacious Property, circa 2,000 sq ft, offers adaptable living accommodation over two floors. The Ground Floor comprises three separate Reception Rooms: a spacious through aspect Lounge with Double Doors leading to the Rear Garden, located off this Lounge is the Dining Room as well as a separate Sitting Room.

Also on the Ground Floor is the spacious Kitchen with space for casual dining, a Bathroom and also the fourth Bedroom. On the First Floor of the Property there are three double Bedrooms, two benefit from access to Ensuite Shower Rooms.

Externally, to the front of the Property there is a driveway providing off-road parking for multiple cars and a spacious lawn garden with mature trees providing a good degree of privacy. To the rear there is an expansive enclosed lawn garden with a patio area ideal for relaxing or entertaining and mature trees providing a good degree of privacy.

For a developer, this is an ideal opportunity to purchase a property with planning permission approved for 3x Townhouses and 2x Apartments offering potential to maximise the site.

Ground Floor

Lounge (24' 5" x 20' 1")

Expansive through aspect Reception Room with Wooden Flooring and Pine Ceiling creating a bright and airy atmosphere. Double Doors leading to the rear garden.

Dining Room (12' 3" x 10' 0")

Located off the Lounge. Complete with Laminate Wooden Flooring and enjoying views over the Rear Garden.

Sitting Room (13' 5" x 12' 0")

Front aspect Reception Room with Laminate Wooden Floor. Potential to utilise as a Ground Floor Bedroom if required.

Bedroom Four (12' 1" x 11' 5")

Front aspect Double Bedroom with Laminate Wooden Floor.

Kitchen (21' 2" x 8' 5")

Fitted Kitchen with an excellent range of high and low level fitted units with a complimentary Laminate Roll Edge Worktop, 1 1/2 Bowl Sink Unit, an integrated Hob and an integrated Oven. Space for casual dining and double doors provide access to the Rear Garden.

Bathroom

White three piece suite comprising a Corner Bath with Electric Shower over, a W.C. and a Pedestal Wash Hand Basin.

First Floor

Master Bedroom (20' 0" x 14' 7") at widest point

Access via a separate staircase from the Lounge. Spacious rear aspect Double Bedroom with access to:

Ensuite Shower Room

Three piece suite comprising a Shower Cubicle with Electric Shower Unit, a Pedestal Wash Hand Basin and a W.C.

Bedroom Two (14' 2" x 11' 7")

Double Bedroom with built-in Mirror Slide Robes & access to:

Ensuite Shower Room

Three piece suite comprising a Shower Cubicle with Electric Shower Unit, a Wash Hand Basin with multiple surrounding drawers and cupboards and a W.C.

Bedroom Three (14' 5" x 9' 9")

Rear aspect Double Bedroom.

