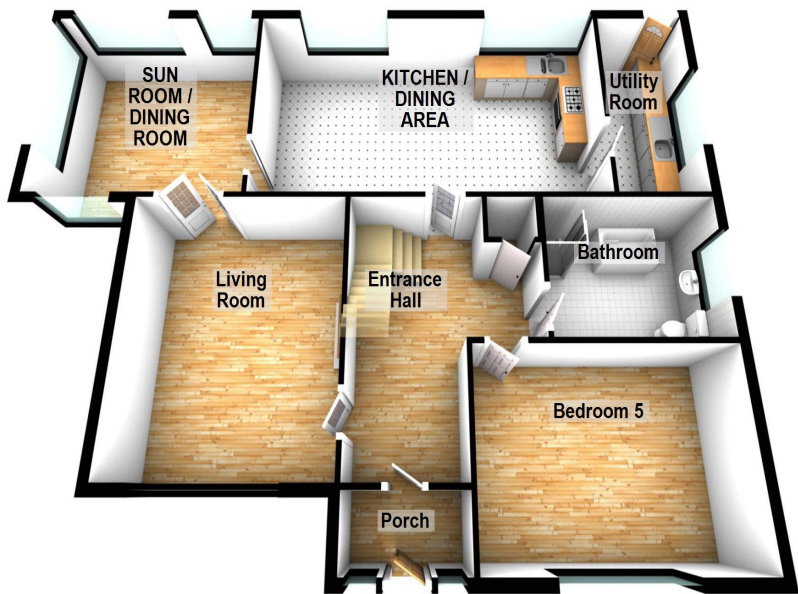


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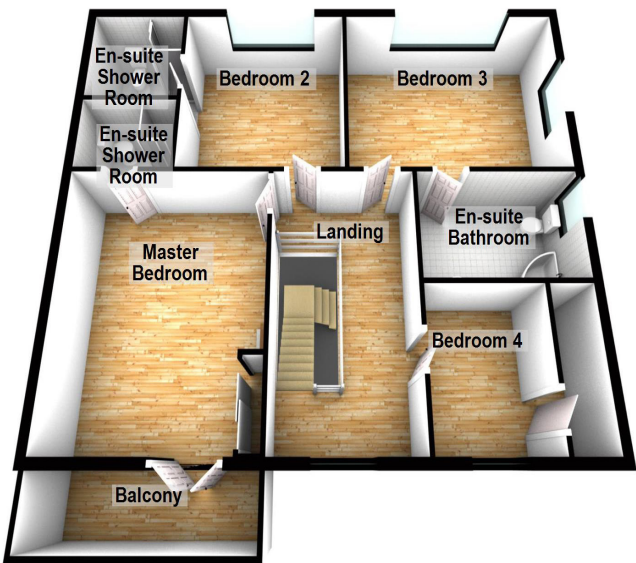
PROPERTY ESTATES



Ground Floor



First Floor



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



FOR
SALE

204 Ballywalter Road, Millisle
Offers Over - £349,950

- Stunning Detached Family Residence
- Semi-Rural Setting with Stunning Views over the Irish Sea to Scotland and Beyond
- Five Bedrooms, Three Ensuite
- Two Reception Rooms
- Luxury Kitchen / Dining Area
- Ground Floor Bathroom Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Detached Garage
- Surrounding Lawn Gardens & Rear Decking Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Entrance Porch (7' 04" x 3' 08")

Accessed via a uPVC and Glazed Door, complete with Tiled Flooring and feature exposed Brick Walls.

Entrance Hall (14' 10" x 7' 11")

Access via a Wooden and Glazed Door, bright and spacious and complete with Travertine Tiled / Natural Stone Flooring and access to built-in storage.

Living Room (13' 09" x 13' 00")

Front aspect Reception Room, comprising Solid Wooden Flooring, a feature Wood Burning Stove with a Tiled Hearth and a Wooden Sleeper Style Mantle. Stunning views over the Irish Sea to Scotland and Beyond. Complete with Wooden and Glazed double Doors providing access to:

Sunroom / Dining Room (13' 11" x 11' 10")

A stunning, bright and spacious rear aspect Reception Room with a feature Vaulted Ceiling.

Kitchen / Dining Area (22' 11" x 11' 10")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary roller edge Worktops, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, an integrated Dishwasher, a Rangemaster with a Five Ring Gas Hob on top and an electric Oven below. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and a feature Archway to a Dining Area. Access to:

Utility Room (12' 04" x 6' 04")

Range of low-level Units, comprising a Stainless-Steel Sink and Drainer Unit, plumbed for Washing Machine / Tumble-dryer. Complete with Tiled Flooring, part Tiled walls and access to the rear via a Composite Door.

Bedroom Five (13' 10" x 9' 11")

Front aspect double Bedroom with stunning views over the Irish Sea to Scotland and Beyond.

Bathroom Suite (9' 09" x 7' 09")

Deluxe Four Piece Bathroom Suite comprising a Bath, a Shower Cubicle with a Mains Shower Over, a Pedestal Wash Hand Basin and a Sink with a Vanity Unit under. Complete with a Wall Mounted Anthracite Heated Towel Rail, fully Tiled Walls / Flooring and an Extractor Fan.

First Floor

Master Bedroom (15' 01" x 13' 13")

Front aspect double Bedroom with a Fitted Wardrobe and a feature Open Fire with a Tiled Hearth. uPVC and Glazed double Doors provide access to the private Balcony to enjoy the stunning views over the Irish Sea to Scotland and Beyond.

Ensuite Shower Room (6' 11" x 4' 09")

Three-piece Suite comprising a Shower Cubicle with a Mira Sport Electric Shower over, Pedestal Wash Hand Basin and a Push Button W.C. Complete with a Velux Window providing ample natural light, Tiled Flooring, Part Tiled Walls, Spotlights and an Extractor Fan.

Bedroom Two (11' 11" x 11' 10")

Rear aspect double Bedroom with Countryside views. Access to:

Ensuite Shower Room (6' 10" x 6' 08")

Three-piece Suite comprising a Shower Cubicle with a Mains Shower over, a Sink with a Worktop surround and a Vanity Unit under and a W.C. Complete with a Velux Window providing ample natural light, Tiled Flooring, Part Tiled Walls, Spotlights and an Extractor Fan.

Bedroom Three (11' 08" x 10' 08")

Rear aspect double Bedroom with Countryside Views. Access to:

Ensuite Bathroom (8' 04" x 8' 01")

Three-piece Suite comprising a Corner Bath, Pedestal Wash Hand Basin and a Push Button W.C. Complete with a Velux Window providing ample natural light, Tiled Flooring, Part Tiled Walls, Spotlights and an Extractor Fan.

Bedroom Four (9' 02" x 8' 01")

Front aspect Double Bedroom with access to Eaves Storage. Stunning views over the Irish Sea to Scotland and Beyond.

