



OFFERS AROUND

**£220,000**

78 Abbey Road

Millisle

BT22 2DG



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

# Stylish Three Bedroom Detached Home with Open-Plan Living, Private Garden, and Driveway – Walking Distance to the Beach

Nestled in a sought-after coastal location, this beautifully presented three bedroom detached home offers modern living with effortless style.

Recently constructed, the property boasts a contemporary finish throughout, with a spacious lounge flowing seamlessly into the dining area and open-plan kitchen—perfect for entertaining. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the master bedroom features a sleek ensuite, while two further well-proportioned bedrooms share a stylish family bathroom.

Outside, the enclosed rear garden is designed for easy maintenance, providing a private retreat for relaxation. A driveway to the front ensures ample parking. With gas heating for year-round comfort and the beach just a short stroll away, this

home perfectly combines modern convenience with a tranquil coastal lifestyle.

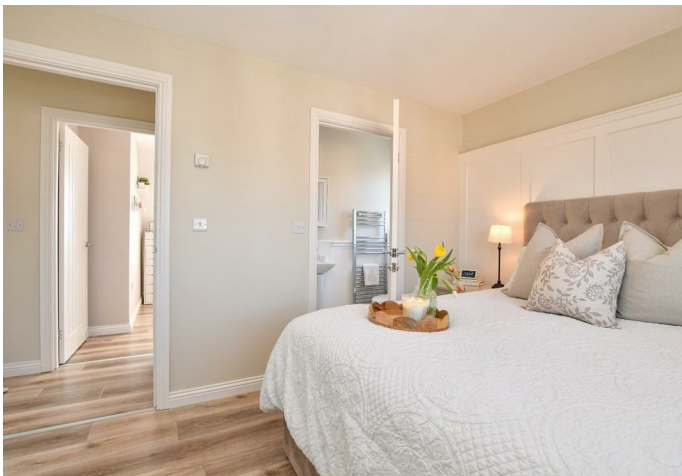
Whether you're looking for a stylish family home or a peaceful seaside retreat, this exceptional property is sure to impress.



# PROPERTY FEATURES



- Beautifully Presented Detached Property In The Seaside Town Of Millisle
- Spacious Lounge With Feature Multi Fuel Stove
- Contemporary Kitchen/Dining With Range of Integrated Appliances And Sliding Patio Door To Rear Garden
- Downstairs WC
- Three Bedrooms On First Floor, Master With En-Suite
- Modern Family Bathroom With Panelled Bath And Shower Above
- Enclosed Rear Garden With Patio And Lawn Area
- Tarmac Drive With Ample Parking For Several Vehicles
- Gas Fired Central Heating And uPVC Double Glazed
- Coastal Walks And Stunning Scenery On Your Doorstep, With A Range Amenities Close To Hand.









## THIS PROPERTY COMPRISES

### Hallway

14'9" x 7'3"

### Toilet

4'9" x 2'9"

### Living Room

14'9" x 14'6"

### Kitchen

22'3" x 10'8"

### Bedroom 1

13'9" x 9'8"

### Ensuite

8'1" x 2'11"

### Bedroom 2

10'10" x 11'5"

### Bedroom 3

10'10" x 8'6"

### Bathroom

9'8" x 8'

### Storage

3'3" x 4'

### Landing

13'9" x 2'11"

### Directions

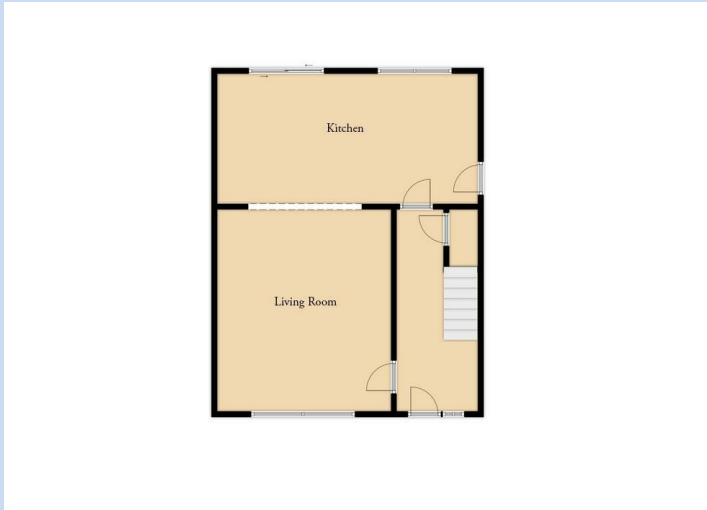
On the main Abbey Road

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be  
freehold.

Rates - Understood to be  
approx £1,050 per annum.

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		82	82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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