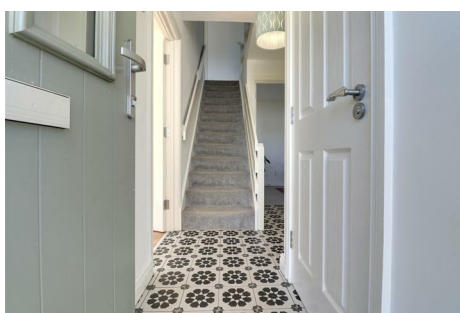




22 Woburn Drive Millisle, Newtownards, BT22 2HU

This beautiful semi detached home is part of the history of the local area and benefits from a beautiful coastal setting affording excellent sea views and ease of access to the beach. Having been professionally renovated just 4 years or so ago, the property is in many ways a new build. The current owners have presented it to an excellent standard throughout with some useful upgrades to the standard specification including a multi fuel stove and real wood parquet flooring to the lounge. The first floor offers a fully tiled bathroom and 3 well proportioned bedrooms, with the master bedroom particularly generous and offering space for an en-suite shower room, if required, in addition to the existing built in wardrobe. The ground floor has a modern & practical kitchen/diner with sea views, a WC and a lounge which offers a place to catch the evening sun or curl up in front of the fire. Externally there are generous gardens in lawn to front, side and enclosed to the rear plus a useful detached garage and tarmac driveway and more of those beautiful sea views where the beach beckons you towards it. It benefits from uPVC double glazing and LPG gas central heating. Whether you're a first time buyer, a home mover or in search of a holiday home, internal viewing is essential to appreciate this lovely home.

Offers Around £187,500

22 Woburn Drive

Millisle, Newtownards, BT22 2HU



- Beautifully modernised semi detached home
- Lounge with multi fuel stove
- uPVC double glazing - LPG gas central heating
- Just a stones throw from the beach
- Coastal setting with lovely sea views
- Modern kitchen with dining area
- Detached garage with driveway
- 3 bedrooms
- Bathroom + Ground floor WC
- Large garden front & enclosed to rear

Entrance

Entrance hall

Lounge

19'6x10'2 (5.94mx3.10m)

Kitchen/diner

19'6x12'8 (5.94mx3.86m)

WC

4'5x2'7 (1.35mx0.79m)

Landing

13'7x6'2 (4.14mx1.88m)

Bathroom

6'1x5'6 (1.85mx1.68m)

Bedroom 1

19'6x10'2 (5.94mx3.10m)

Bedroom 2

11'4x9'3 (3.45mx2.82m)

Bedroom 3

9'3x7'10 (2.82mx2.39m)

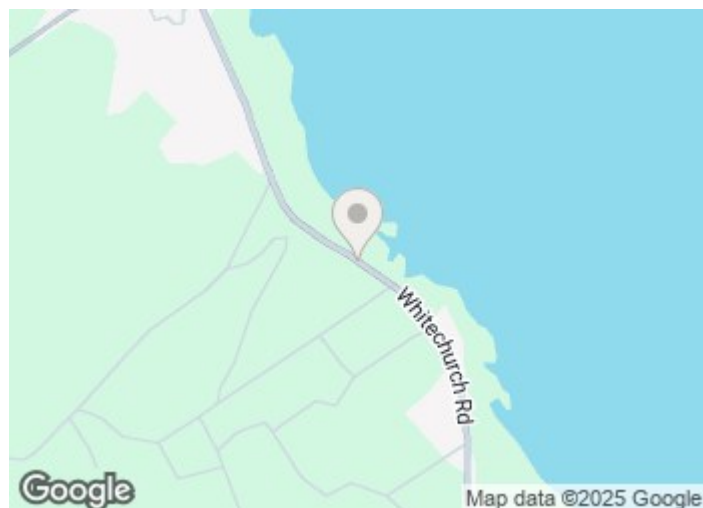
Detached garage

16'5x9'11 (5.00mx3.02m)

Outside

Tenure

Property misdescriptions



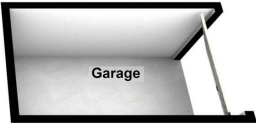
Directions

Travelling out of Millisle towards Ballywalter, along the coast road, turn right into the formal Borstal site. Take a left and follow the road around to where number 22 is located on the corner at the top of the development.

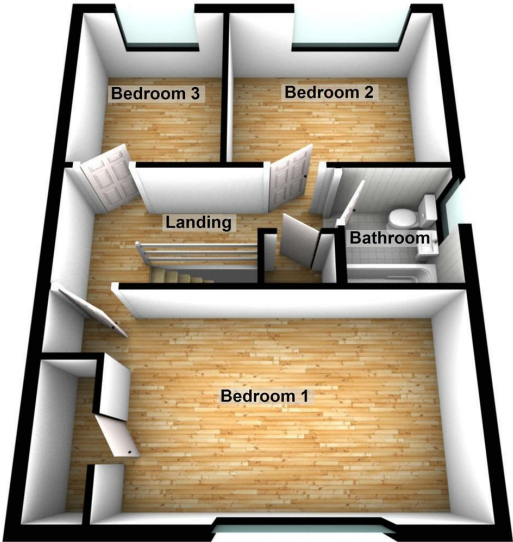


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		