



12 Ballyfrenis Meadows

Millisle, Newtownards, BT22 2XH

At less than 2 years old, Ballyfrenis Meadow remains a unique and enviable development located in this quiet rural hamlet offering convenience of location and countryside aspects in equal measure. The property is a lovely 3 bedroom detached home of just over 1,200 sq.ft. which still retains much of its New build, luxury turnkey finishes but with some notable extras. It offers 3 well proportioned bedrooms, including a master with beautiful countryside views and a spacious en-suite shower room, plus a luxurious family bathroom, boasting both a centre bath and a separate shower. The ground floor centres around a luxury kitchen/diner with central island and patio doors to the private rear garden plus a formal lounge to the front and convenient ground floor WC. The kitchen was "up-specified" to include quartz worktops and comes complete with a central island/breakfast bar, American style fridge/freezer, wine cooler and integrated dishwasher. In addition there is a detached garage with electrically operated roller door, wired for EV charging point, and generous tarmac driveway plus a lovely private rear lawn and paved patio with countryside views. Eden pottery coffee shop is on your doorstep and a Superstore is located both in Carrowdore, as is Strangford College, whilst Newtownards is easily accessible approximately 6 miles away. Internal viewing is highly recommended.

Offers Around £295,000

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- Beautiful, modern detached home in idyllic rural setting
- Luxury kitchen/diner with central island & quartz worktops
- Detached garage with remote roller door and tarmac driveway
- Please see our website for full details
- 3 bedrooms - master with en-suite shower room
- Wide range of kitchen appliances included
- uPVC double glazing & fascia - Oil fired central heating
- Lounge with wall mounted electric fireplace
- Luxury bathroom with bath & separate shower - Ground floor WC
- Generous gardens front & rear with rural aspect

Entrance

Entrance hall

18'8x7 (5.69mx2.13m)

Lounge

14'10x13'5 (4.52mx4.09m)

Kitchen/diner

20'9x13'10 (6.32mx4.22m)

WC

6x3 (1.83mx0.91m)

Landing

Bathroom

9'3x6'11 (2.82mx2.11m)

Bedroom 1

13'5x12'7 (4.09mx3.84m)

En-suite shower room

10'10x5'3 (3.30mx1.60m)

Bedroom 2

13'5x12 (4.09mx3.66m)

Bedroom 3

9'4x8'5 (2.84mx2.57m)

Detached garage

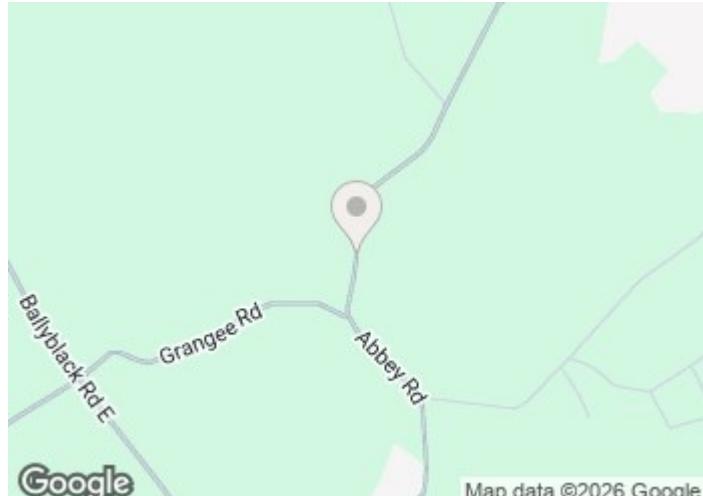
19'7x10 (5.97mx3.05m)

Outside

Tenure

Buyers notes

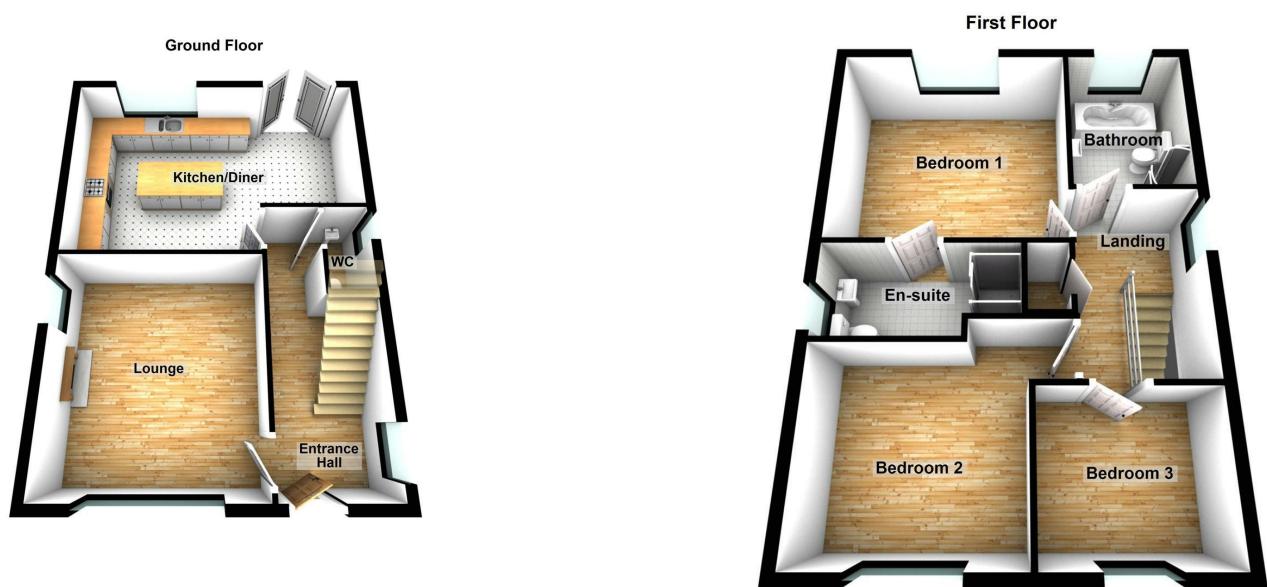
Property misdescriptions



Directions



Floor Plan



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
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		EU Directive 2002/91/EC	

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