



## 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-sped" 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 Eurospars 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**

# 12 Ballyfrenis Meadows

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

## 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

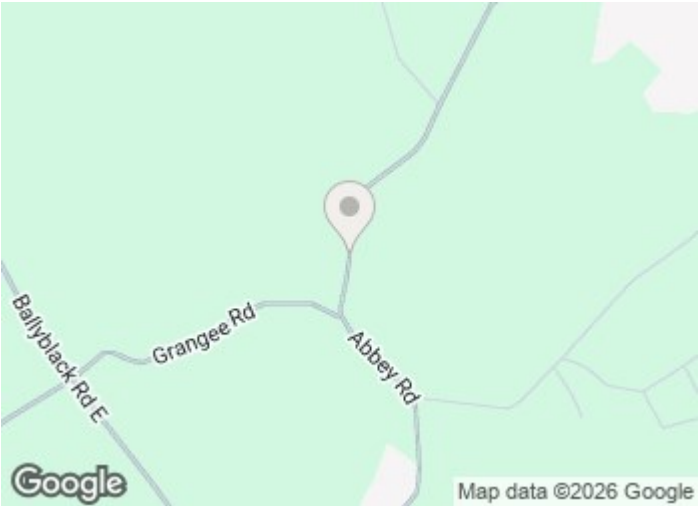
19'7x10 (5.97mx3.05m)

### Outside

### Tenure

### Buyers notes

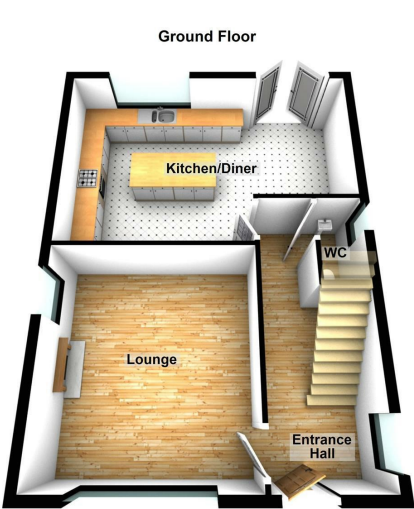
## Property misdescriptions



## Directions



Floor Plan



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