



## 22 Ballyrolly Cottages

Millisle, Newtownards, BT22 2FE

"If you like a good "check list" then get your pen ready: Multiple bedrooms - tick. En-suite shower room - tick. Multiple reception rooms - tick. Multi fuel stove - tick. Luxury kitchen - tick. Beautiful patio garden - tick. Sun room - tick. Close to the beach - tick. How about modern solar system & EV charger with battery - tick, tick, tick!"

Extending to approximately 1,650 sq.ft. this modern semi detached/end townhouse offers versatile and plentiful accommodation to suit any family. 4 first floor bedrooms, master with en-suite shower room, plus a family bathroom (and loads of storage space). The ground floor centres around a modern kitchen with utility & WC, lounge, with multi fuel stove, plus a family room, a TV room (potential 5th bedroom) and a sun room.

The property benefits from a 5.4KW solar system with battery and Zappi EV charger plus the more traditional uPVC double glazing & fascia and oil fired central heating. Externally the back garden is a delight with low maintenance paving, modern composite decking and a practical garden room - home office perhaps?

The beautiful Millisle beach is literally a stones throw from your front door so we recommend an early appointment to view to avoid missing out on this unique home.

**Offers Around £259,950**

# 22 Ballyrolly Cottages

Millisle, Newtownards, BT22 2FE



- Extended semi detached home a stones throw from the beach
- Modern kitchen/diner plus utility room
- Patio garden to rear with composite deck and garden room
- Please see our website for full details.
- 4 plus bedrooms (master en-suite)
- Sun room - Family Room - TV/Play room
- Paved parking area to the front with EV charger
- Lounge with multi fuel stove
- Family bathroom + Ground floor WC
- uPVC double glazing & fascia - Oil fired heating - Modern solar system

## Entrance

## Hallway

## Lounge

12'2x15x8 (3.71mx4.57mx2.44m)

## Kitchen/Diner

15'8x10'9 (4.78mx3.28m)

## Utliity Room

7'3x6'3 (2.21mx1.91m)

## WC

7'3x4 (2.21mx1.22m)

## Family Room

11'1x10'10 (3.38mx3.30m)

## Sun Room

11'8x8'9 (3.56mx2.67m)

## Play/TV Room

13'5x10'8 (4.09mx3.25m)

## First Floor Landing

## Bathroom

6'6x9'7 (1.98mx2.92m)

## Bedroom 1

16x10'8 (4.88mx3.25m)

## En Suite

6'7x6'1 (2.01mx1.85m)

## Bedroom 2

13'2x8'9 (4.01mx2.67m)

## Bedroom 3

9'11x10'9 (3.02mx3.28m)

## Bedroom 4

10'9x8'8 (3.28mx2.64m)

## Garden Room

12'5x7'8 (3.78mx2.34m)

## Outside

## Tenure

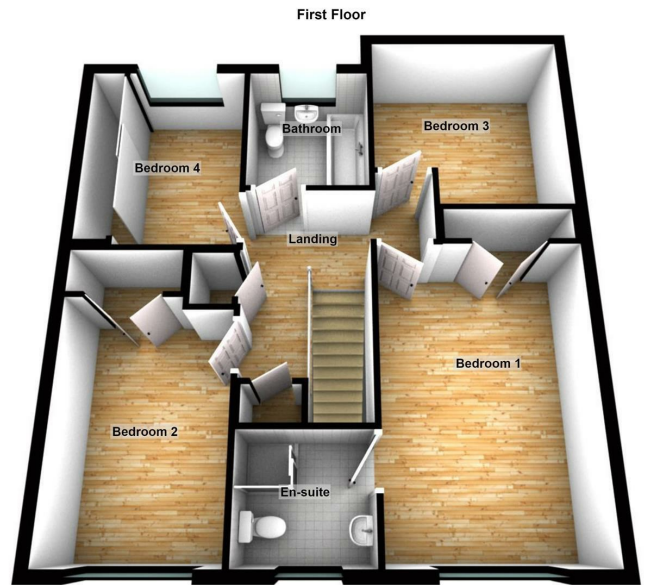
## Property misdescriptions



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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