

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**45 MILLISLE ROAD,  
DONAGHADEE, BT21 0HZ**

**OFFERS AROUND £275,000**

Located within minutes of Donaghadee town centre and all local amenities, including the wide range of retailers, coffee shops, pubs and restaurants, this well maintained home would be suitable for families, downsizers or as a second home by the sea!

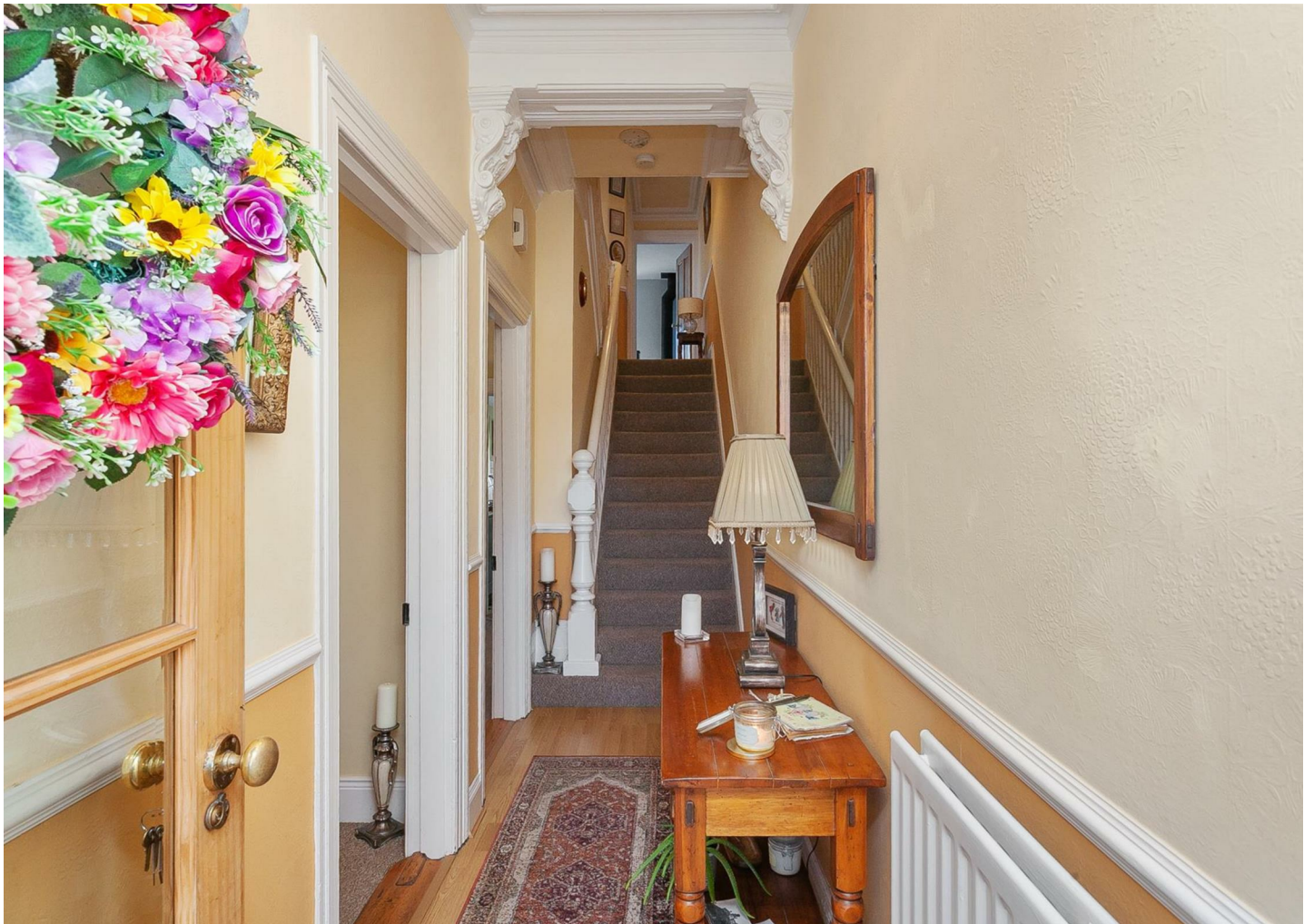
The current owners have decorated and modernised sympathetically, and the result is a spacious, warm home with a plethora of period features, modern feel and adaptable accommodation with the benefit of a stunning first floor living room with sea views.

The ground floor comprises dining room, formal living room and kitchen with snug area and multi fuel stove. The first floor has 1 or 2 bedrooms, bathroom, guest wc and the beautiful reception with sea views (which could also be used as a bedroom).

The second floor has a further two bedrooms, both a good size and benefitting from a jack and jill shower room with modern white suite.

Externally, there is a rear courtyard with seating area, detached garage with power and light, rear access and a raised sun terrace.

Overall, this property is packed with features, offers great space throughout and will appeal to a good range of buyers. We recommend viewing at your earliest convenience to avoid disappointment.



## Key Features

- Stunning Mid Terrace Home With Sea Views
- Period Features Throughout Including Ceiling Roses And Corniced Ceiling
- Kitchen With Family Area And Wood Burning Stove
- First Floor Bathroom And WC, Second Floor Shower Room
- Adaptable Accommodation With 3 Or 4 Reception Areas And 4 or 5 Bedrooms
- Rear Courtyard With Detached Garage And Raised Sun Deck
- Within Minutes Of Donaghadee Town Centre And All Local Amenities
- Early Viewing Is Recommended For This Exceptional Home



### Accommodation Comprises:

#### Entrance Porch

4'0 x 3'11

Original tiled flooring, dado rail and glazed door to hallway.

#### Entrance Hall

Wood laminate flooring, original cornicing, dado rail and ceiling rose, glazed door to kitchen.

#### Living Room

16'1 x 11'1

Bay window, picture rail, ceiling rose, open fireplace with marble hearth, cast iron inset and carved wood surround and mantle.

#### Dining Room

11' x 11'

Wood laminate flooring, picture rail, under stairs storage, open fireplace with tiled hearth, cast iron inset, carved wood surround and mantle.

#### Kitchen

20' x 9'1

Modern range of high and low level units with laminate work surfaces, one and a quarter bowl stainless steel sink unit with mixer taps, built in four ring gas hob and under oven, stainless steel extractor hood, space for fridge freezer, plumbed for dishwasher, partly tiled walls, recessed spotlighting and door to rear yard, snug area, wood burning stove.

### First Floor

#### Landing

Dado rail, corniced ceiling.

#### Lounge/Bedroom 1

16'1 x 16'0

Sea views, bay window, open fireplace with tiled hearth, decorative tiled inset, carved wooden surround and mantle, picture rail, corniced ceiling, ceiling rose.

#### Bedroom 2

10'1 x 8'1

Double room.

#### Bathroom

White suite comprising panelled bath with overhead shower and glazed screen, low flush wc, pedestal wash hand basin with mixer tap, wall mounted chrome radiator, part tiled walls, tiled flooring, recessed spotlighting, extractor fan.

#### Guest WC

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, tiled flooring.

#### Bedroom 3

11'0 x 10'0

Double room with open fireplace, tiled hearth with cast iron surround and mantle, picture rail, corniced ceiling.

### Second Floor

#### Landing

Corniced ceiling, dado rail.

#### Bedroom 4

12'1 x 12'0

Double room, built in robes, sea views, recessed spotlighting, jack and jill shower room.

#### Shower Room

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, tiled shower enclosure with "Redring" overhead shower and glazed screen.

#### Bedroom 5

11'0 x 8'1

Double room with built in robes, jack and jill shower room.

#### Outside

Front - Crazy paved seating area. Rear - Yard with stoned bedding areas, outside light, outside tap, seating areas, steps to raised decked area.

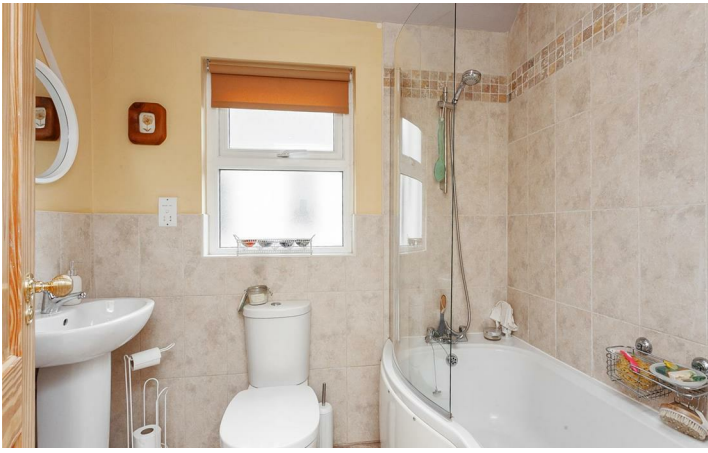
#### Garage

20' x 10'

Plumbed for washing machine, space for tumble dryer, oil fired boiler, up and over door, power and light.



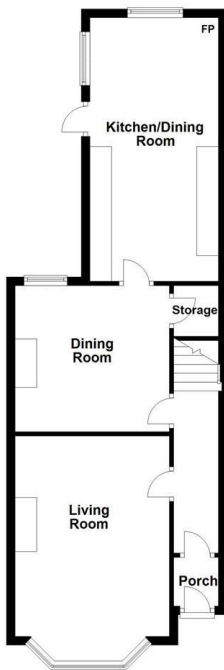




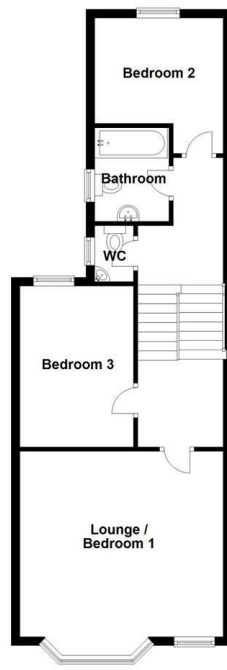




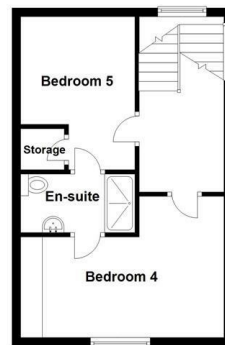
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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