

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 MILLERS PARK AVENUE,  
NEWTOWNARDS, BT23 7GD**

**OFFERS OVER £245,000**

This stunning, detached property, was built by an award winning developer situated in Millers Park and finished to an extremely high standard and decorated beautifully throughout. The Millers Park Development in Newtownards is popular due to its well built homes, location and beautiful gardens and this house is no exception.

Ideally located, close to all local amenities, schools, main arterial routes and walking distance to the town, this property will appeal to a variety of clients and we anticipate great interest from buyers.

The ground floor has a lovely, bright entrance hall leading to a good sized living room, guest wc and through to the open plan kitchen/dining room which has a fantastic range of high and low level units, a range of built in appliances, separate utility area and access to the landscaped rear garden.

The first floor has three well proportioned bedrooms, master with ensuite shower room and a beautiful family bathroom. There are landscaped areas to the front, driveway for two vehicles and an enclosed garden area to the rear with raised decked area and garden room.

Additional benefits include triple glazed windows, two zoned combi gas boiler, bond-bead insulation, Full fibre FTTP broadband including home office/garden room, burglar alarm and three camera CCTV system.

This home will, without doubt, be popular with families, couples, downsizers and those looking for a spacious house within easy commuting distance to Belfast and we recommend early viewing to avoid disappointment.



## Key Features

- Beautifully Presented Detached Home Off The North Road In Newtownards Built By An Award Winning Property Developer
- Gas Fired Central Heating With Two Zoned Combi Boiler And uPVC Triple Glazed Windows
- Within Walking Distance To Newtownards And All Local Amenities
- Modern Kitchen With a Good Range Of Units, Space For Dining And Utility Area
- Three Good Sized Bedrooms, Primary With Ensuite Shower Room
- Landscaped Gardens To Front And Rear With Additional Garden Room
- Ground Floor WC And First Floor Family Bathroom
- Early Viewing Is Highly Recommended To Appreciate This Stunning Home



## Accommodation

### Comprises:

#### Entrance Hall

Tiled floor, recessed spotlights.

#### Living Room

14'3" x 12'5"

Wood laminate floor.

#### W/C

White suite comprising wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls and extractor fan.

#### Kitchen/Dining Room

16'8" x 11'7"

Range of high and low level units, wood laminate work surfaces, integrated dishwasher, integrated fridge/freezer, four ring electric hob, integrated oven, stainless steel extractor fan and hood, one and a quarter stainless steel sink with mixer tap and drainer, recessed spotlights, kick board lighting, tiled floor, double doors to enclosed rear garden.

#### Utility Room

Plumbed for washing machine, extractor fan, tiled floor and built in storage.

#### First Floor

#### Landing

Built in storage, gas fired boiler.

#### Bedroom 1

12'6" x 14'3"

Double bedroom.

#### Ensuite

White suite comprising walk in shower enclosure with overhead shower and sliding glass door, wall mounted wash hand basin with mixer tap, low flush wc, tiled floor, part tiled walls, heated towel radiator, recessed spotlighting, extractor fan.

#### Bedroom 2

10'9" x 8'11"

Double bedroom.

#### Bedroom 3

7'4" x 11'7"

#### Bathroom

White suite comprising low flush wc, panelled bath with mixer tap, vanity unit with sink, storage and mixer tap, walk in shower enclosure with overhead shower and sliding glass door, tiled floor, part tiled walls, recessed spotlighting, extractor fan.

#### Outside

Front: Brick paviour driveway with parking for two vehicles, area in stone, area in lawn.  
Rear: Fully enclosed, side gate for bin access, paved walkway, mature shrubs, decked entertaining area, garden room/office, wood fired chimenea pizza oven, outside tap, outside light.

#### Garden Room / Office



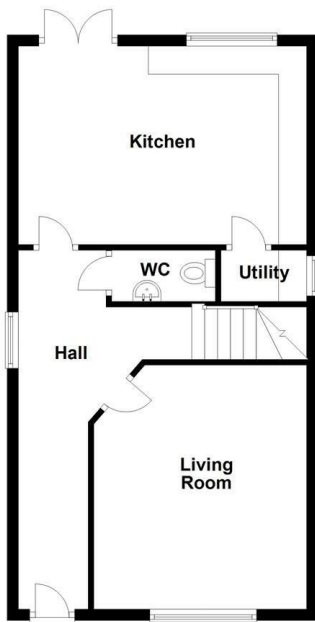




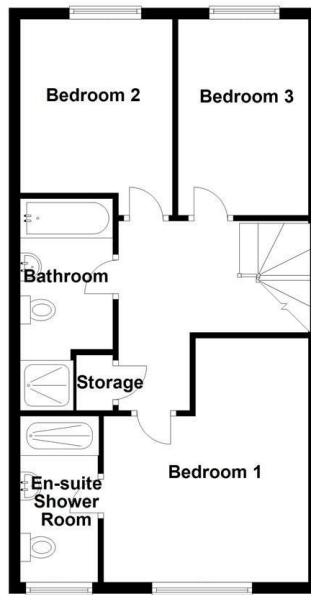




Ground Floor



First 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		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(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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