



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**26 BALLYWALTER ROAD, MILLISLE, BT22 2HS**  
**OFFERS AROUND £199,950**

Scan for Property Details  
and to Arrange a Viewing







**Offers Around £199,950**

Detached

3 Bedrooms

2 Receptions



## Property Features

- Outstanding Detached Property with Huge Potential and No Onward Chain
- Stunning Views of Irish Sea and Beyond to Scotland
- Property Requires Updating
- Potential to Extend the Property or Even Build a New Home but Would be Subject to Necessary Approvals
- Living Room with Fireplace and Open Fire
- Family Room
- Kitchen
- Three Bedrooms
- Bathroom
- Separate WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Driveway and Parking Area Space for Numerous Vehicles
- Rear Garden in Lawns and Additional Garden and Parking Area Beyond This Again
- Rear of the Property Has Westerly Aspect Making it Ideal for Enjoying the Sun

# Accommodation

## Ground Floor

Enclosed Entrance Porch

Reception Hall

**Living Room**  
14' 3" x 13' 0" at widest points

**Family Room**  
13' 1" x 11' 5"

**Kitchen**  
10' 3" x 7' 11"

## First Floor

Landing

**Bedroom One**  
14' 2" x 13' 1" at widest points

**Bedroom Two**  
13' 1" x 11' 5" at widest points

**Bedroom Three**  
6' 10" x 6' 1" at widest points

Bathroom

Separate WC

## Outside

Detached Garage

Tarmac Driveway

Fully Enclosed Low Maintenance Rear Garden

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



Occupying a fantastic coastal site with stunning views of Irish Sea and beyond to Scotland here is a rare opportunity to purchase a detached property and site with huge potential. Whilst requiring updating this will allow the lucky new owners to either come in and put their own stamp on the existing property or potentially extend or even build a new dream home of course subject to necessary approvals.

The accommodation comprises living room, family room and kitchen on the ground floor. Upstairs there are three bedrooms, a bathroom and a separate WC. The property does have Phoenix Gas heating and double glazed windows. Outside there is a front garden in lawns, driveway and parking area with space for numerous vehicles, a rear garden in lawns and an additional garden area beyond this again.





# Directions

Heading out of Millisle in the direction of Ballywalter along Ballywalter Road, number 26 is on your right.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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As rated by THE SUNDAY TIMES and THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>		49	55
(21 - 38) <b>F</b>			
(01 - 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## Bangor/Ards Peninsula

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