

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 CARMICHAEL PARK, MILLISLE,  
NEWTOWNARDS, BT22 2JT**

**OFFERS AROUND £164,950**



Nestled in the cul-de-sac, Carmichael Park of Millisle, Newtownards, this charming semi-detached bungalow offers a delightful countryside escape. Boasting three bedrooms, a generously sized reception room, and a well-appointed family bathroom with a pristine white suite.

The open-plan living space is ideal for both relaxing evenings with loved ones and entertaining guests. The fitted kitchen adds a touch of convenience to the traditional charm of the bungalow.

With oil-fired central heating and double-glazed windows, this home ensures warmth and energy efficiency throughout the year. The detached garage provides ample storage space, while the enclosed rear garden offers a private oasis to enjoy the rural views that stretch beyond.

Convenient off-street parking adds to the practicality of this lovely property, making it a comfortable and inviting place to call home. Don't miss the opportunity to make this semi-detached bungalow your own and embrace the peaceful lifestyle it offers in the heart of the countryside.



## Key Features

- Spacious Semi-Detached Bungalow In Cul-De-Sac Location, With Rural Views To The Rear
- Open Plan Living/Dining Room Wlth Open Fireplace
- Solid Wood Fitted Kitchen With Breakfast Bar Area And Access To Rear Garden
- Adaptable Layout With Up To Three Double Bedrooms
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Gardens To Front, Side and Rear with Paved Driveway and Detached Garage
- Early Viewing Recommended, Appealing To A Wide Variety Of Buyers



## Accommodation Comprises:

### Hall

Built in storage/cloak space.

### Living/Dining Room

11'10" x 25'7"

Open fireplace with tiled hearth, brick surround and wooden mantle.

### Kitchen

10'5" x 12'7"

Range of solid wood high and low level units, laminate work surfaces, inset sink unit with mixer tap and built in drainer, plumbed for washing machine, integrated fridge, space for freezer, space for cooker, integrated extractor fan, wood laminate floor, part tiled walls, back door to enclosed rear garden.

### Bedroom 1

9'10" x 12'3"

Double bedroom.

### Bedroom 2 (Rear)

7'11" x 13'0"

Double bedroom.

### Bedroom 3

8'3" x 9'3"

### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, panelled walls, extractor fan and hot press with storage.

### Garage

9'9" x 19'7"

Roller door, power, light, oil fired boiler.

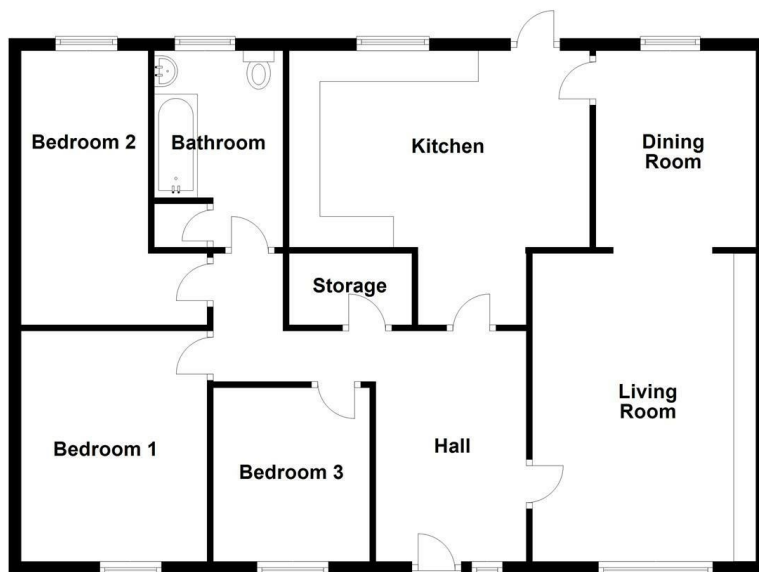
### Outside

Front - Area in lawn, paved driveway with space for multiple vehicles, area in shrubs and hedging.  
Side and Rear - Fully enclosed, area in lawn to side and rear, area in patio, area in mature shrubs and hedging, outside tap, oil tank and side gate for bin access.





Ground 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		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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 9188 8000.

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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