

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**PUFFIN HOUSE, 196  
MILLISLE ROAD,**

**OFFERS AROUND £375,000**

Situated on Millisle Road in the charming town of Donaghadee, this stunning detached home is a true gem waiting to be discovered. Boasting 3 reception rooms, 3 bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

Recently undergone a range of upgrades, this home presents a pristine blank canvas for its new owner. With a brand new kitchen, bathroom, and flooring, every corner exudes freshness and modernity. The addition of new gas-fired central heating, updated electricals, and triple glazed windows ensures both comfort and energy efficiency.

Step into the large open plan living room, through to a snug area and separate conservatory, the ground floor offers a seamless flow for entertaining or relaxing. Imagine waking up to breathtaking sea views of the Irish Sea from the rear of the property, creating a peaceful and picturesque backdrop.

Conveniently located just a stone's throw away from Donaghadee's town centre, harbour, lighthouse, and the Commons, this home provides easy access to a plethora of amenities. For outdoor enthusiasts, the area offers various recreational facilities, while being a short thirty-minute drive from bustling Belfast.

Surrounded by top schools in the North Down area, this property is ideal for families looking to settle in a vibrant community, which has previously been named "Best Place to live in Northern Ireland" by the prestigious Sunday Times publication.

Don't miss the chance to make this unique setting your own - book a viewing today and prepare to be captivated by the beauty and potential this home has to offer!



## Key Features

- Beautifully Refurbished Detached Home, With Sea Views And Garage To Rear
- Ground Floor Shower Room And First Floor Bathroom With New Modern White Suite
- New Gas Fired Central Heating, Electrical Upgrades And Triple Glazed Windows
- Located Within Walking Distance To Donaghadee Town Centre, Local Amenities And Schools
- Three Spacious Reception Rooms And New Modern Galley Style Kitchen
- Three Double Bedrooms, Rear Bedroom With Sea Views Over The Irish Sea
- Enclosed Front Garden, Garden And Parking To The Rear Of The Property With Sea Views
- No Onward Chain. Early Viewing Recommended.



### Accommodation

#### Comprises:

#### Entrance Hall

11'1" x 7'8"

Wood laminate flooring.

#### Living Room

22'10" x 16'1"

Wood laminate flooring.

#### Snug

12'4" x 11'5"

Wood laminate flooring.

#### Cloak/Office

7'4" x 6'1"

Wood laminate flooring.

#### Downstairs Shower Room

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

#### Dining Room / Hall

10'10" x 9'11"

Wood laminate floors, double patio doors to conservatory, built in storage.

#### Conservatory

9'4" x 12'8"

Wood laminate floors, double doors onto patio.

#### Kitchen

6'11" x 18'8"

Modern range of low level units with wood laminate work surfaces, double inset ceramic sink with mixer tap, space for cooker, built in extractor hood, space for fridge freezer, plumbed for washing machine and tumble dryer, back door to patio area.

#### First Floor

#### Landing

Roof space access and storage, built in storage with gas fired boiler.

#### Bedroom 1

10'0" x 13'4"

Double bedroom.

#### Bedroom 2

8'0" x 13'3"

Double bedroom, built in storage.

#### Bedroom 3

10'10" x 9'11"

Double bedroom.

#### Bathroom

White suite comprising of free standing bath with mixer tap and shower attachment, vanity unit with mixer tap and storage, low flush w/c.

#### Garage

20'6" x 11'5"

Roller door, power and light, low flush w/c, pedestal wash hand basin with mixer tap.

#### Outside

Front : Enclosed front garden, brick paving area, raised beds with shrubs.

Rear: Paved area with space for parking multiple vehicles, patio area, outside tap, area in lawn, area in shrubs and hedging, space for storage shed.



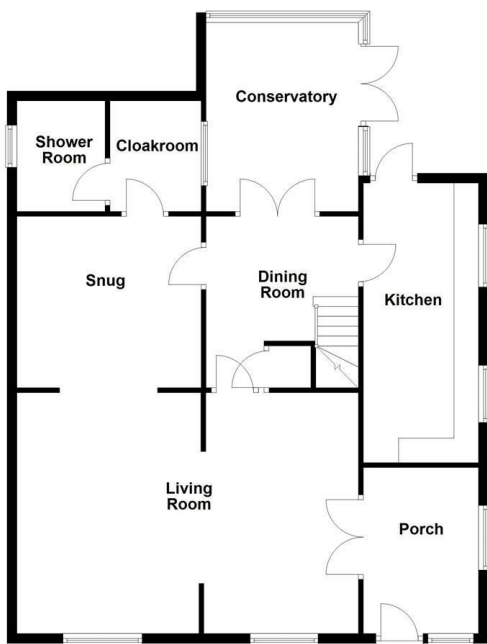




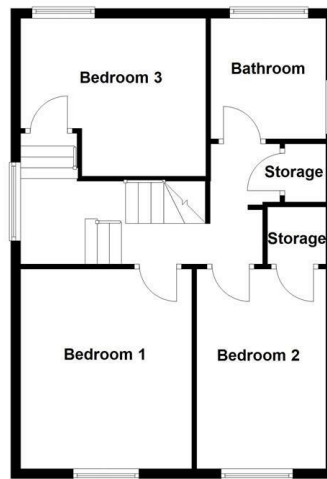




Ground Floor



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			
(69-80) C			
(55-68) D		65	67
(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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