

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**PINECROFT 180 MOSS
ROAD, MILLISLE,**

OFFERS AROUND £425,000

Pinecroft is a beautiful detached property in a semi rural location, close to Millisle and Donaghadee. Previously a successful bed and breakfast, this well maintained home will suit a variety of buyers, particularly families or those hoping to set up a hospitality business.

On entering the property, you will immediately appreciate the space and light throughout. The rooms are all well proportioned, there are lots of windows to capture the sun and light, as it floods through the house and the accommodation is adaptable.

To the one side, there is a luxury kitchen with a good range of units, cloakroom, utility room, large sunroom/dining room with uninterrupted countryside views and a family room, also enjoying the views. The other side of the house has three bedrooms on the ground floor, two with ensembles and a family bathroom with white suite.

The first floor has two large suites comprising double bedrooms with ensuite facilities and a large landing suitable for reception space.

Set on a private site with well established gardens, ample parking, workshop and garage, Pinecroft really does offer everything a growing family would need. A much loved family home for many years, we expect good interest in this fantastic home, due to size, location and finish and we recommend viewing at your earliest convenience.



Key Features

- Well Maintained Detached Property On A Mature, Private Site
- Five Double Bedrooms, Four With Ensuite Shower Rooms
- Good Sized Kitchen With Adjacent Cloakroom And Utility Room
- Fantastic Location With Stunning Countryside Views
- Spacious Accommodation Throughout And Opportunity For Bed And Breakfast Business
- Three Reception Areas: Formal Living Room, Sunroom/Dining Room And Family Room
- Well Established Landscaped Gardens To Front, Side And Rear
- Viewing Is Highly Recommended For This Beautiful Family Home



Accommodation Comprises:

Entrance Porch

8'10" x 5'6"

Wood laminate flooring, decorative stained glass window, glazed door to entrance hall.

Entrance Hall

Corniced ceiling.

Living Room

26'2" x 16'4"

Dual aspect views, bay window overlooking front garden, open fireplace with tiled hearth, marble inset and carved wooden surround and mantle, corniced ceiling.

Kitchen

21'3" x 8'10"

Range of high and low level units, laminate work surfaces, space for range cooker, integrated extractor fan, "Franke" one and a quarter sink with built in drainer and mixer tap, integrated dishwasher, dresser with feature glazed units, integrated fridge, feature wooden beams and wood cornicing, solid wooden flooring, open to sunroom/dining room, double doors to family room.

Sunroom/Dining Room

17'0" x 10'5"

Solid wooden flooring, semi rural views.

Family Room

15'8" x 15'5"

Feature fireplace with tiled hearth, tiled inset and carved wooden surround and mantle, built in shelving, feature beams, semi rural views, recessed spotlighting.

Cloakroom

Tiled flooring, cloakroom area, wc, door to utility room.

Rear Hall

Tiled flooring, door to utility room.

Utility Room

Range of high and low level units, laminate work surfaces, space for cooker, stainless steel one and a quarter sink with built in drainer and mixer tap, oil fired boiler, tiled flooring.

Bedroom 1

12'9" x 10'9"

Double room with built in robes, open to dressing area, ensuite.

Dressing Area

6'2" x 3'7" (not including robes)

Built in wardrobes.

Ensuite

Coloured suite comprising pedestal wash hand basin, low flush wc, corner shower enclosure with "Mira Sport" overhead shower and glazed doors, part tiled walls, tiled flooring, extractor fan.

Bedroom 4

13'5" x 12'9"

Double room with ensuite shower room.

Ensuite

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, shower enclosure with "Mira" overhead shower and glazed door, tiled flooring, part tiled walls, extractor fan, recessed spotlighting.

Bedroom 5

11'1" x 8'6"

Double room with built in robes.

Bathroom

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with mixer tap, hot press with storage, panelled ceiling, extractor fan.

First Floor

Landing

Bedroom 2

16'4" x 13'1"

Double room, semi rural views, walk in storage/wardrobe, ensuite.

Ensuite

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, corner shower enclosure with "Mira Sport" overhead shower and glazed door, velux type window, recessed spotlighting, extractor fan, tiled flooring.

Bedroom 3

15'1" x 12'1"

Double room, eaves storage, semi rural views, ensuite.

Ensuite

Coloured suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, corner shower enclosure with "Redring" overhead shower and glazed door, tiled flooring, recessed spotlighting, extractor fan, velux type window.

Outside

Front: area in lawn, bedding areas, tarmac driveway with parking for multiple vehicles, mature plants, shrubs, hedging and trees.

Side: area in lawn, mature plants, shrubs and hedging, semi rural views.

Rear: paved entertaining area, mature shrubs, outside tap, outside light, access to garage, access to workshop.

Garage

21'3" x 11'9"

Utility area: plumbed for washing machine, space for tumble dryer.

Workshop

29'6" x 42'7"

Power and light.











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	46	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 PlanIt.

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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