

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**44 ASHLEY CRESCENT,
MILLISLE, NEWTOWNARDS,**

OFFERS AROUND £199,950

Located in the popular Ashley Crescent area of Millisle, this delightful semi-detached bungalow offers a wonderful opportunity for those seeking a cosy yet spacious home. Built in 1982, this property boasts circa 1,000 sq ft of living space, perfect for families or downsizers looking for single-storey living or anyone with a keen interest in gardening, as the owner had spent many years establishing a fantastic planting scheme.

With 3 bedrooms and 2 reception rooms, or the option of 2 bedrooms and 3 receptions, this bungalow provides versatile living arrangements to suit your needs. The country-style kitchen exudes warmth with its brick and wooden features, creating a homely atmosphere for cooking and dining.

One of the highlights of this property is the large conservatory that overlooks the beautiful gardens, offering a tranquil space to relax and unwind. Imagine enjoying your morning coffee or hosting gatherings in this picturesque setting.

Convenience is key with parking available for multiple vehicles and a detached garage for additional storage. Situated within walking distance to local amenities, schools, and the seafront, this location offers the perfect blend of peaceful living and accessibility to essential facilities.

Don't miss out on the chance to make this charming bungalow your new home. Book a viewing today and experience the comfort and serenity that this property has to offer.



Key Features

- Spacious Semi-Detached Bungalow In The Popular Ashley Area Of Millisle
- Well Maintained Throughout With Minor Modernisation Needed
- Adaptable Accommodation With Two/Three Bedrooms And Two/Three Reception Rooms
- Fantastic Gardens To Front, Side And Rear With Established Planting Scheme
- Country Style Kitchen With Feature Brick Detail And A Good Range Of Units
- Family Bathroom With Coloured Suite
- Within Walking Distance To Local Amenities, Schools And Seafront
- Perfect For A Family Or For Downsizing To Single Storey Living



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, built in storage.

Living Room

19'11" x 13'9"

Wood laminate flooring, wood burning stove with brick hearth, brick surround and wooden mantle, sliding patio doors to garden area.

Bedroom 1

10'11" x 10'3"

Wood laminate flooring, built in storage, double bedroom.

Bedroom 2

12'0" x 10'4"

Wood laminate flooring, built in storage, double bedroom.

Bathroom

White suite comprising panelled bath with mixer tap, walk in shower enclosure with overhead shower and glazed doors, low flush wc, pedestal wash hand basin with mixer tap, tiled walls, laminate flooring.

Bedroom 3

8'9" x 8'5"

Wood laminate flooring.

Kitchen

13'1" x 12'7"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, space for range cooker, space for fridge/freezer, plumbed for dishwasher, larder cupboard, door to rear garden, part tiled walls, wooden flooring, double doors to conservatory.

Conservatory

14'7" x 12'7"

Tiled flooring, plumbed, double doors to garden.

Outside

Front and side: stone driveway with space for multiple vehicles, area in lawn, mature plants, shrubs and hedging, paved area for entertaining, bedding areas, semi rural outlook, access to garage.

Rear: area in stone, mature plants, shrubs, trees and hedging, outside light, outside tap, power sockets.

Garage

Single garage, power and light.



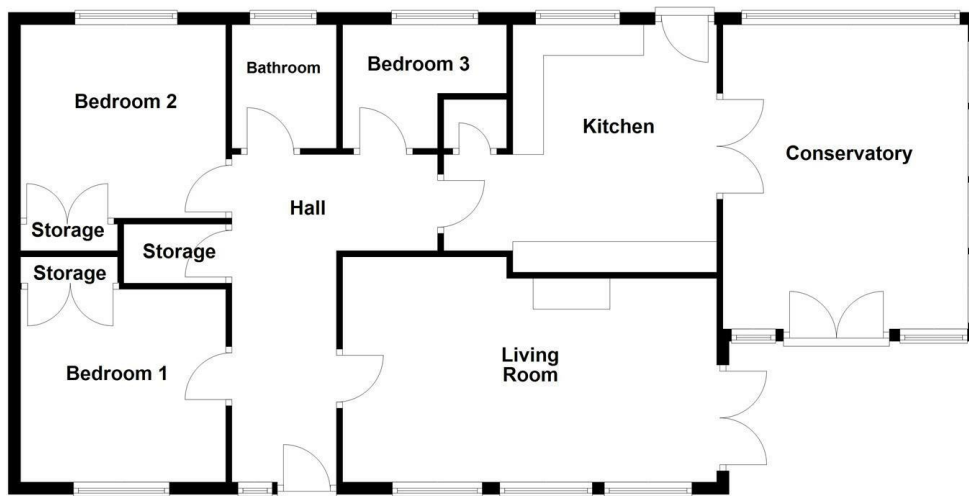








Ground Floor



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		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

44 Ashlev Crescent

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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