



## 9 BALLYROLLY COTTAGES, MILLISLE, BT22 2FE



Located a short distance from the popular village of Millisle, this first floor apartment is close to local amenities, schools, main arterial routes and within walking distance to the seafront.

The property offers a spacious landing with built in storage, open plan kitchen/living/dining room with double patio doors onto Juliette balcony, with undisturbed views of the sea. There are two double bedrooms, master with ensuite shower room. Additionally, there is a family shower room comprising of white suite. The property has oil fired central heating and double glazed windows. Externally, there are two allocated spaces for parking.

This property appeals to a wide variety of potential clients, early viewing is recommended to not miss out on a beautiful property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(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			

**£850 PER MONTH**

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### Key Features

- First Floor Apartment With Undisturbed Sea Views
- Family Shower Room Comprising Of White Suite
- OFCH And Double Glazed Windows
- Close To Local Amenities, Schools, Main Arterial Routes And Sea Front
- Two Double Bedrooms, Master With Ensuite Shower Room
- Open Plan Kitchen/Living/Dining Room
- Two Allocated Parking Spaces
- Early Viewing Recommended





## Accommodation comprises

### Hall

Wood laminate, built in storage, velux style window.

### Kitchen

10'11" x 10'8"

Range of high and low level units, laminated work surfaces, inset sink with mixer tap and drainer, plumbed for washing machine, dishwasher, fridge, integrated oven, four ring hob, integrated extractor fan, part tiled walls, wood laminate floor, space for dining.

### Living Room

15'9" x 13'11"

Wood laminate floor, electric fireplace, tiled hearth, wooden mantle, double doors onto Juliette balcony.

### Shower Room

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, extractor fan, tiled floor, partially tiled walls.

### Bedroom 2

11'6" x 9'9"

Double bedroom, wood laminate floor

### Bedroom 1

15'10" x 11'6"

Double bedroom, wood laminate floor.

### En-suite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush wc, tiled floor, part tiled walls, extractor fan.

### Outside

Two allocated spaces.

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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 Helen on .

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. 18184994**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

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