

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**BALLYROLLY LODGE 23
WOBURN ROAD, MILLISLE,**

OFFERS AROUND £475,000

Located in the serene countryside of Woburn Road, Millisle, this charming detached bungalow offers a tranquil retreat for those seeking a peaceful lifestyle. Boasting a spacious 2,400 sq ft layout, this property features three reception rooms, perfect for entertaining guests or simply unwinding after a long day, one benefitting from an open fire and one a multi fuel stove.

The heart of this home is undoubtedly the country-style kitchen, complete with a breakfast bar seating area and a separate utility room for added convenience. Imagine preparing delicious meals while enjoying the picturesque views of the surrounding landscape.

With four generously sized bedrooms, including a primary bedroom with an ensuite shower room, there is no shortage of space for the whole family to relax and recharge. Two of the bedrooms come with built-in wardrobes, providing ample storage solutions for your belongings.

Situated in a semi-rural location, along the tree-lined Woburn Road, this home offers the best of both worlds - a peaceful setting with easy access to nearby amenities, attractions and only 500 yards from the sea. Don't miss this opportunity to make this idyllic property your own and embrace the tranquility of countryside living.



Key Features

- Stunning Detached Bungalow On A Generous Site With Semi Rural Views
- Oil Fired Central Heating And Mahogany Double Glazed Windows
- Three Reception Areas, One With Stove And One With Open Fire
- Large Detached Garage With Mezzanine Storage And Electric Door
- Landscaped Gardens, Established Planting Scheme And Sweeping Driveway
- Four Double Bedrooms, Two With Built In Robes, Primary With Ensuite Shower Room
- Country Style Kitchen With Informal Dining And Separate Utility Room
- Situated On The Beautiful Tree Lined Woburn Road, On The Outskirts Of Millisle



Accommodation

Comprises:

Entrance Porch

7'0 x 3'0

Chinese slate flooring, door to entrance hall.

Entrance Hall

Corniced ceiling, dado rail, cloakroom storage, double doors to living room.

Living Room

18'1 x 16'1

Bay window, corniced ceiling, ceiling rose, open fire with marble hearth, surround and mantle, door to family room/office.

Family Room/Office

14'1 x 13'0

Dual aspect views, corniced ceiling, double doors to side garden, Inglenook style fireplace with slate hearth and multi fuel stove.

Kitchen

25'1 x 13'1

Country style range of high and low level units, laminate work surfaces, breakfast bar area with seating, feature glazed unit, "Bosch" oven with five ring gas hob and integrated extractor fan and hood, plumbed for dishwasher, feature wine rack, space for American style fridge/freezer, single ceramic sink with mixer tap and built in drainer, rural views, recessed spotlighting, part tiled walls, "Amtico" flooring.

Utility Room

9'0 x 7'0

Range of high and low level units, laminate work surfaces, one and a quarter sink with built in drainer and mixer tap, plumbed for washing machine, cloakroom space, stable door to rear garden, part tiled walls, tiled flooring.

Dining Room

14'0 x 10'0

Double doors to rear garden, corniced ceiling, open to kitchen.

Bathroom

Coloured suite comprising bidet, low flush wc, pedestal wash hand basin with mixer tap, tiled bath with mixer tap, shower enclosure with "Mira" overhead shower and glazed door, wall mounted radiator, wooden flooring, part tiled walls, hot press with storage.

Bedroom 1

17'0 x 12'0

Double room, step to dressing area, built in robes, ensuite shower room.

Ensuite

White suite comprising walk in shower enclosure with overhead shower and glazed door, vanity unit with sink, storage and mixer tap, low flush wc, wall mounted radiator, part tiled walls, tiled flooring.

Bedroom 2

14'1 x 13'1

Double room, built in robes.

Bedroom 3

11'0 x 11'0

Double room, built in robes, dual aspect views.

Bedroom 4

10'0 x 8'1

Outside

Front: sweeping stone driveway, areas in lawn, mature shrubs, trees and hedging, semi rural views, parking for multiple vehicles, private outlook.
Side: detached garage, paved entertaining area, fully enclosed.
Rear: brick paviour entertaining area, outside light, outside hot and cold tap, raised bedding areas, mature plants, shrubs, trees and hedging, area in lawn, fully enclosed.

Garage

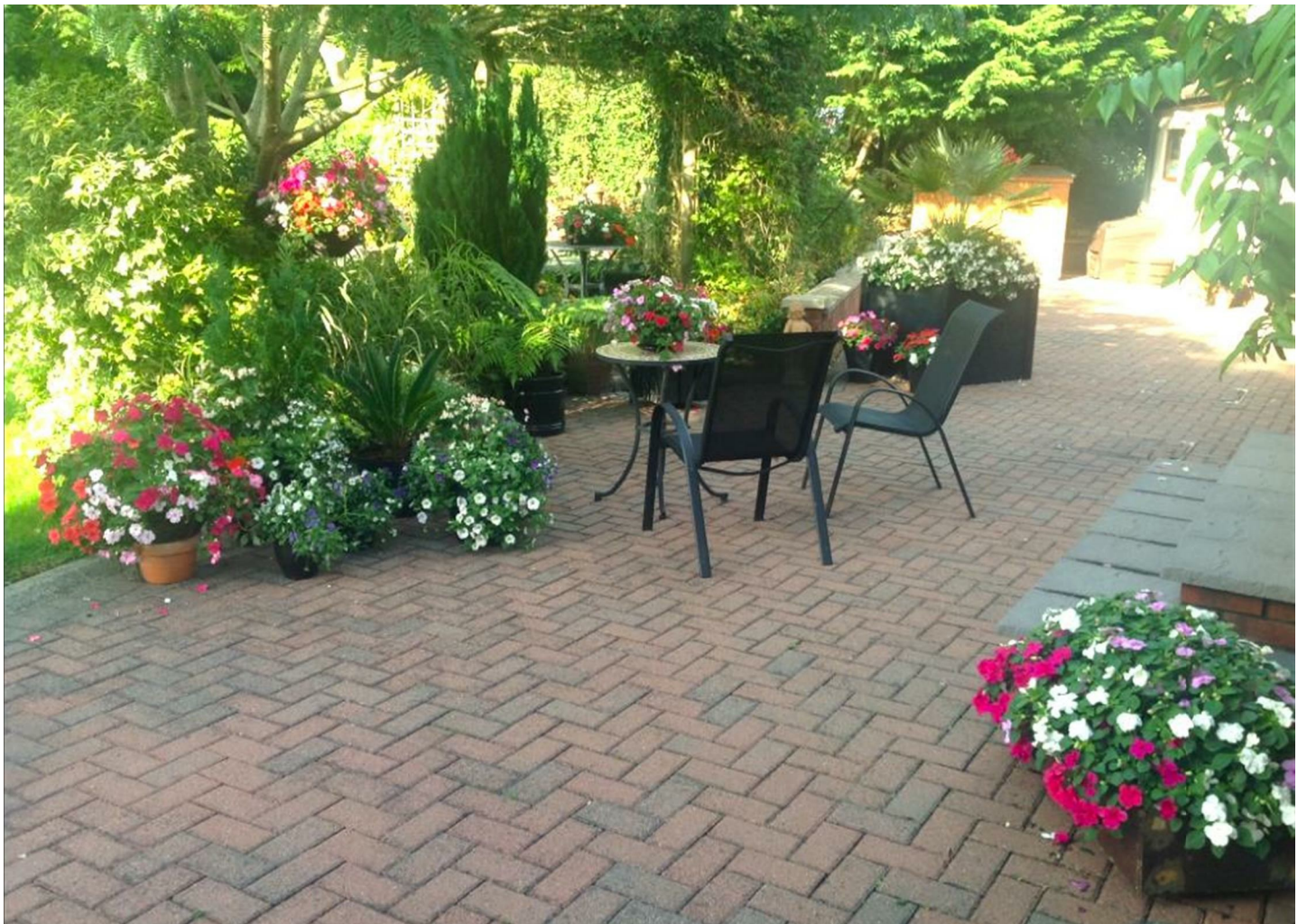
40'0 x 14'0

Power and light, mezzanine storage, electric door, oil fired boiler.



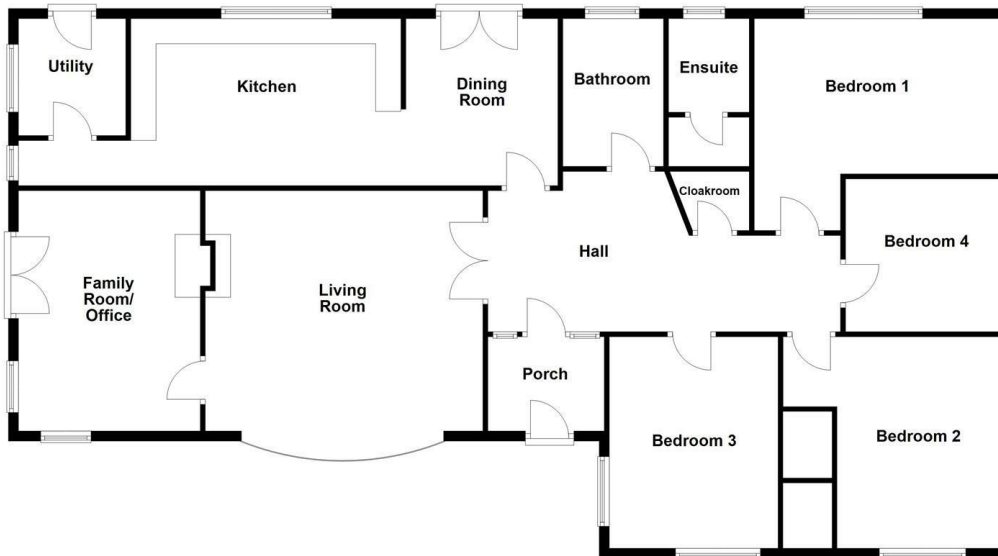








Ground Floor



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.

23 Woburn Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(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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