

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 CORNMILL AVENUE, MILLISLE,  
NEWTOWNARDS, BT22 2GN**

**OFFERS AROUND £199,950**





8 Cornmill Avenue, Millisle, - a charming modern end townhouse situated in the popular Cornmill development. Located a short distance from local amenities, schools, the seafront and main arterial routes.

This spacious townhouse offers a comfortable living space with two reception rooms and a modern fitted kitchen, complete with a range of appliances and a convenient island for meal preparation.

With four generously sized bedrooms, including a master bedroom with an ensuite shower room, this property offers ample space for a growing family or visiting guests. The property has oil fired central heating, uPVC double glazed windows and fifteen solar panels ensuring energy efficiency throughout the year.

The property features a brick paving driveway with ample space for multiple vehicles and a fully enclosed rear and side garden.

This property appeals to a wide range of potential clients, from young families, working professionals to downsizers alike. Early viewing is recommended.





## Key Features

- Spacious End Townhouse In Sought After Development in Millisle
- Two Reception Rooms, Modern Fitted Kitchen With Island And Space For Dining
- Four Bedrooms, Master Bedroom With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Large Enclosed Rear And Side Garden, Spacious Brick Paviour Driveway And Fifteen Solar Panels
- Close To Local Amenities, Schools, Seafront And Main Arterial Routes
- Early Viewing Recommended, For An Excellent Family Home



### Accommodation Comprises

#### Hall

Wood Laminate Floor

#### Living Room

15'5" x 11'4"

Wood effect laminate flooring, open fireplace, granite tiled hearth, surround and wooden mantle, double doors onto enclosed rear garden.

#### Family Room

14'0 x 10'0

Wood effect laminate flooring, open through into kitchen.

#### Kitchen/Dining Room

18'8" x 11'9"

Modern Fitted Kitchen, range of high and low level units, laminated work surfaces, inset sink with mixer tap and drainer, integrated dishwasher, four ring gas hob, integrated oven, extractor hood, space for fridge freezer, larder cupboards, breakfast bar/island with storage and power unit, recessed spots, double doors into enclosed rear garden, built in storage, space for microwave.

#### Downstairs W/C

10'4" x 7'1"

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, extractor fan, recessed spots, plumbed for washing machine and tumble dryer.

#### First Floor

#### Landing

#### Bedroom 1

14'0" x 15'2"

Double bedroom.

#### Ensuite Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, glass doors, wall mounted wash hand basin with mixer tap, low flush wc, recessed spots, extractor fan, part tiled walls.

#### Bedroom 2

11'5" x 15'0"

Double bedroom.

#### Bedroom 3

8'5" x 11'10"

#### Bedroom 4

8'3" x 10'1"

#### Bathroom

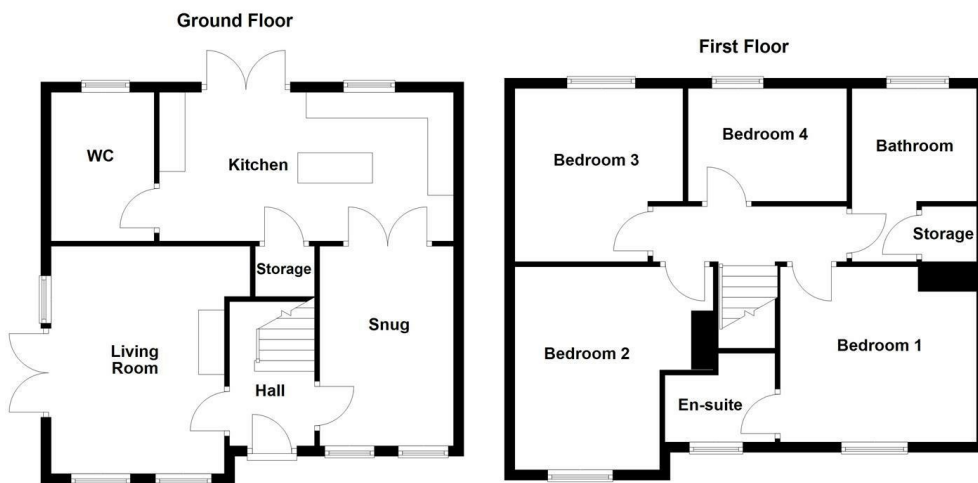
White suite comprising, paneled bath with mixer tap, walk in shower, wall mounted overhead shower, low flush wc, pedestal wash hand basin with mixer tap, recessed spots, part tiled walls, part paneled walls, recessed spots, built in storage, heated towel rail, extractor fan.

#### Outside

Front - Brick paviour driveway with space for multiple vehicles, raised beds with shrubs and hedging.

Rear & Side - Fully enclosed, landscaped garden, patio area, extended patio area with space for entertaining, water feature, greenhouse, oil fired boiler, outside sockets, outside tap (hot & cold), area in lawn, area in mature hedging, decked area, shed with power and light, gate onto driveway.





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		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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