

# Independent

PROPERTY ESTATES

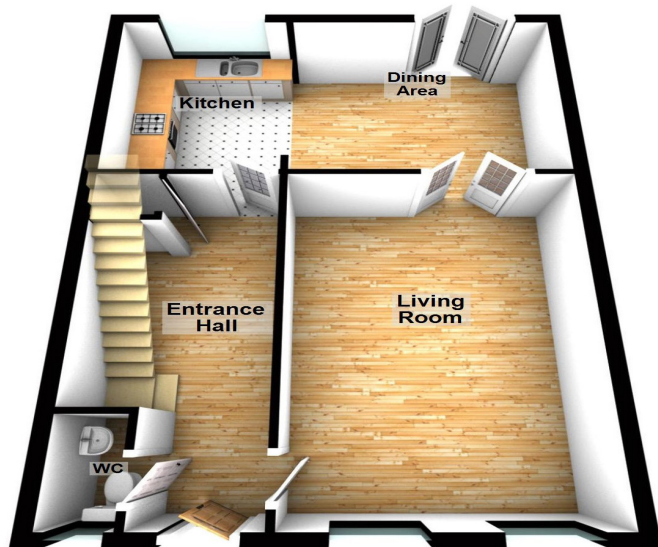


# Independent

PROPERTY ESTATES



Ground Floor



First Floor



**FOR SALE**

**8 Drumfad Avenue, Millisle**

**Offers Over £179,950**

- Stunning Mid Townhouse
- Total Circa 1,120 Sq FT
- Sought-After Ballyholme Location
- Semi-Rural Setting
- Three Double Bedrooms
- Primary Bedroom with Ensuite access
- One Reception Room
- Luxury Fitted Kitchen / Dining Area
- Ground Floor W.C.
- First Floor Deluxe Bathroom Suite
- Rear Garden in Artificial Grass & Patio
- Driveway to Front for off Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

**028 9145 0000**  
**www.ipestates.co.uk**

Part of The Independent Group of Companies

Part of The Independent Group of Companies

**028 9145 0000**  
**www.ipestates.co.uk**





Independent Property Estates are delighted to offer to the Sales Market Number 8 Drumfad Avenue, Millisle.

This spacious Mid Townhouse of circa 1,120 sqft, is built to an exemplary standard of workmanship, is positioned just off the desirable Ballywalter Road, Millisle, with arterial routes to Newtownards, Bangor, Holywood, Belfast and beyond.

Tastefully finished throughout, this Family Home blends modern styling with many traditional features in keeping with its beautiful semi-rural coastal location.

This Property comprises of three double Bedrooms, the Primary Bedroom benefitting from an Ensuite Shower Room, a Deluxe Three-piece Bathroom Suite, a front aspect Reception Room, an open plan fitted Kitchen / Dining Area and a ground floor W.C.

## Ground Floor

### Entrance Hall (17' 11" x 7' 03")

Access via a Wood and Glazed Door, access to under Stair storage.

### Living Room (15' 07" x 11' 07")

Front aspect reception room with a feature Wood burning Stove with a Wooden Mantle and a Tiled Hearth and Surround. Complete with double Doors providing access to:

### Kitchen / Dining Area (19' 03" x 10' 09")

Fitted Kitchen with a range of high- and low-level units with complimentary Roller Edge Worktops, an integrated four Ring Ceramic Hob with Oven under and Extractor Hood over, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit and is plumbed for a Washing Machine. Complete with uPVC and double-Glazed Doors providing access to the rear Garden.

### W.C. (5' 05" x 2' 11")

Two-piece suite with a low flush W.C. and a Pedestal Wash Hand Basin with a Tiled Splash back.

## First Floor

### Landing (10' 03" x 7' 03")

Access to built-in storage and access to the Roof space which is Floored and equipped with Electric / Power.

### Primary Bedroom (11' 08" x 11' 02")

Rear aspect Double Bedroom with access to:

### Ensuite Shower Room (7' 09" x 3' 00")

Three-piece Suite comprising a Low Flush W.C., a Pedestal Wash Hand Basin with a Tiled Splash back and a Shower Cubicle with a Mains Shower over. Complete with Tiled Flooring, part Tiled Walls, an Extractor Fan, recessed Spotlights and an Anthracite Heated Towel Rail.

### Bedroom Two (11' 08" x 11' 07")

Front aspect double Bedroom.

### Bedroom Three (8' 01" x 7' 11")

Front aspect double Bedroom.

### Bathroom Suite (7' 07" x 7' 02")

Three-piece Suite comprising a Bath with a Mains Shower over, a Low Flush W.C. and a Pedestal Wash Hand Basin with a Tiled Splash back. Complete with part Tiled Walls, Tiled Flooring, recessed Spotlights, an Extractor Fan and a Heated Towel Rail.

## Outside

### Front

There is a Driveway providing parking for multiple Vehicles and a Water Tap.

### Rear

There is a Fence and Wall enclosed Garden in Artificial Grass, Paving and Patio Area.

