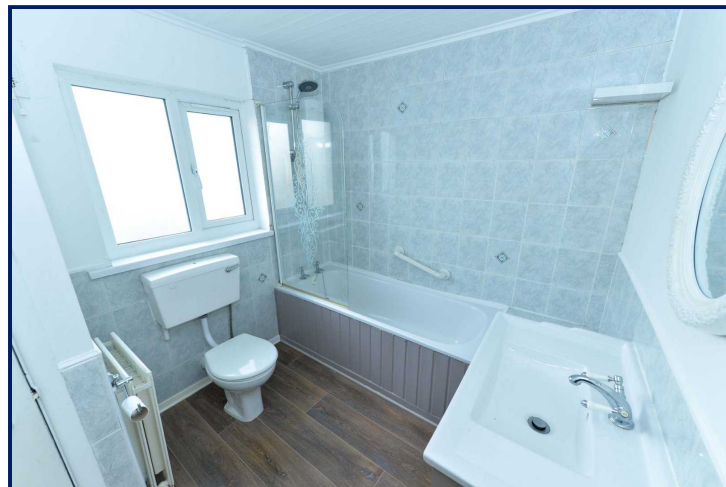


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



46 Copeland Avenue, Millisle,
Newtownards, County Down,
BT22 2DP

Asking Price: £99,950

Reeds Rains

reedsrains.co.uk

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Asking Price: £99,950

Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this spacious end terrace property located in the popular seaside village of Millisle.

The home is ideally located close to local amenities, Millisle Primary School and Millisle Beach and will appeal to an array of purchasers from first time buyers to investors. Internally the property comprises on the

ground floor of an entrance hall, living room and kitchen diner, while on the first floor there are two generous bedrooms and a bathroom. The property is further enhanced with gas fired

central heating and double glazing.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

Hard wood glazed front door and laminate floor.

Living Room

14'5" x 12'4" (Max) (4.4m x 3.76m (Max))

Laminate flooring and wood fire surround with cast iron inset and tiled hearth

Kitchen

8' x 17'10" (2.44m x 5.44m)

Fitted kitchen with a range of high and low level units and laminate work tops. Stainless steel single drainer sink unit with mixer tap. Space for cooker and plumbed for washing machine and slimline dishwasher. Tiled floor to kitchen area and laminate floor to dining area. Part tiled walls. Under stairs storage.

Rear Hall

PVC glazed door to rear.

FIRST FLOOR

Landing

Bedroom 1

17'11" x 10'1" (max) (5.46m x 3.07m (max))

Bedroom 2

10'6" x 8'7" (3.2m x 2.62m)

Laminate flooring

Bathroom

9 x 7'3" (9 x 2.2m)

White suite comprising low flush WC, vanity wash hand basin with mixer tap and panelled bath with electric shower over. Laminate floor and part tiled walls. Extractor fan and hot press with gas boiler.

Outside

Front garden laid in lawns with shrubs and hedging. Enclosed and paved to the rear. 2 out-houses.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

