

## 106 Moss Road Millisle, Newtownards, BT22 2DS

Set on the outskirts of the Seaside village of Millisle and within easy access of Donaghadee, Newtownards and Bangor, this semi detached chalet style home offers more than meets the eye and has been presented to a lovely standard throughout with modern finishes and glazed oak doors to the ground floor rooms.

On the first floor there is a main bedroom, which is enormous at over 20 feet long and offers considerable built in storage, plus two additional bedrooms and a modern cloakroom. The ground floor offers a modern fitted kitchen with breakfast bar, a spacious lounge/dining room, with feature fireplace and multi fuel stove, a modern "wet room" style shower room, a home office/study and a very pleasant sun room to the rear overlooking the rear garden. The property benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there is a detached garage, with automatic roller door, and an enclosed and landscaped garden to the rear with raised deck, "love seat", pebbled and slate beds with planted borders whilst to the front there is a generous lawn, patio area, gravel beds, mature shrubs and tarmac driveway with metal gates, garden wall and fencing.

Just a short stroll to the beach, this is a "must see" home so contact us now to secure a personal viewing.

**Offers Over £189,950**

# 106 Moss Road

Millisle, Newtownards, BT22 2DS



- Beautifully presented semi detached home a short distance from the beach
- 3 bedrooms
- Dining room
- Sun room & Study/office
- Modern Shower room + 1st floor WC
- Detached garage
- Gardens to front & rear + tarmac driveway
- Lounge with multi fuel stove
- Modern kitchen
- uPVC double glazing & Fascia - Oil fired heating

## Entrance

## Porch

3'9x2'7 (1.14mx0.79m)

## Hallway

## Kitchen

13'11x9'10 (4.24mx3.00m)

## Lounge

14'1x11'3 (4.29mx3.43m)

## Dining room

10'6x9'9 (3.20mx2.97m)

## Sun room

17x8'10 (5.18mx2.69m)

## Shower room

8x7'10 (2.44mx2.39m)

## Study/office

8'9x6'9 (2.67mx2.06m)

## Landing

## Bedroom 1

20'3x10'2 (6.17mx3.10m)

## Bedroom 2

12'1x9 (3.68mx2.74m)

## Bedroom 3

8'10x8 (2.69mx2.44m)

## WC

7'10x4 (2.39mx1.22m)

## Detached garage

23x11'2 (7.01mx3.40m)

## Outside

## Tenure

## Property misdescriptions



## Directions

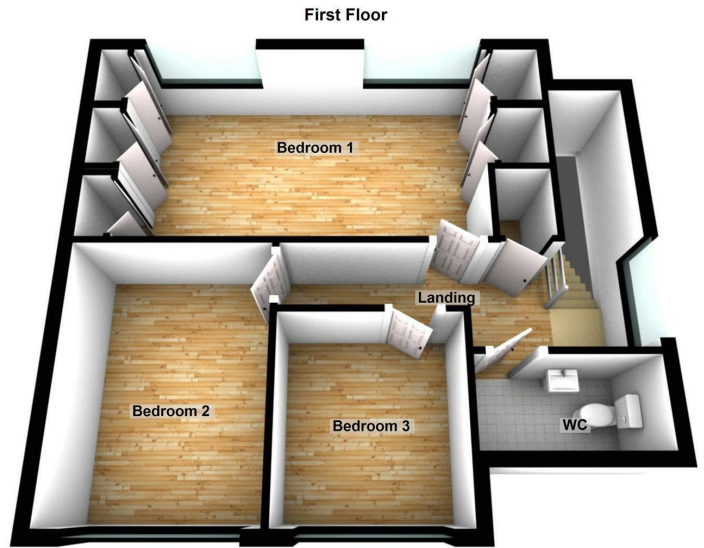
Travelling into Millisle along Moss Road, past Ballycopeland Windmill, number 106 is located on the left just within the 30 MPH zone.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating |  |
|--|-------------------------|--|--|
|  | Current                 | Potential                                      |  |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |                         | 68   | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |
| Northern Ireland   | EU Directive 2002/91/EC |  | Northern Ireland   |