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ESTATE AGENTS &
LETTING SPECIALISTS

14 BALLYBUTTLE ROAD | Millisle, BT22 2EG
OFFERS AROUND £299,950

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The Property

Located on the outskirts of Donaghadee this is an ideal opportunity to purchase a fantastic detached family home occupying an exceptional mature site extending to circa 1 ½ acres. Benefitting from a lovely country semi rural location this property is also convenient to main coastal towns of Bangor, Donaghadee and Newtownards giving the lucky purchaser the best of both worlds. It really is an ideal place to relax and unwind.

The accommodation is bright, spacious and very flexible. The property is deceptively large and comprises living room with attractive fireplace and gas coal effect fire, large family/dining room, sun room with feature vaulted ceiling, oak fitted kitchen with granite work tops, four well proportioned bedrooms, including master with en suite wash room, and fully tiled bathroom with five piece white suite. Outside, as stated previously, the gardens are beautifully presented and mature with lawns, flowerbeds, plants, shrubs, apple trees, plum tree and other trees.

Approached via a tarmac driveway with turning circle which leads to an extensive parking area to the rear, as well as a detached double garage, there is more than ample parking for numerous vehicles including cars, caravans, boats, horse boxes and trailers, etc. Other benefits include oil fired central heating, uPVC double glazed windows, large majority floored roofspace and a country view from most of the rooms.

Coming to the market at a realistic price we anticipate demand to be high and can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

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Detached Bungalow

4 Bedrooms

3 Receptions



Property Features

- Exceptional Detached Family Home Located in the Outskirts of Donaghadee
- Magnificent Mature Site Extending to Circa 1 ½ Acres
- Deceptively Spacious and Very Versatile Accommodation
- Living Room with Attractive Fireplace and Gas Coal Effect Fire
- Dining/Family Room
- Large Sun Room with Feature Vaulted Ceiling
- Oak Fitted Kitchen with Granite Work Surfaces
- Four Well Proportioned Bedrooms
- Master with En Suite Wash Room
- Bathroom with Five Piece White Suite
- Country Views from Most of the Rooms
- Beautifully Presented Mature Lawns to Front, Side and Rear, Attractive Flowerbeds in Plants and Shrubs
- Driveway and Turning Circle with Parking for Cars, Caravans and Boats
- Additional Extensive Parking Area to Rear and Hard Standing
- Detached Double Garage
- Dog Run, Small Orchard
- Extensive Timber Decked Terrace
- Oil Fired Central Heating, uPVC Double Glazed Windows

Accommodation

Ground Floor

Enclosed Entrance

Porch

Spacious Reception

Hall

Living Room

17'3" x 11'9"

Dining/Family Room

15'7" x 11'10"

Sun Room

17'6" x 14'

Kitchen

14'3" x 11'9"

Master Bedroom

11'10" x 11'5"

En Suite Wash Room

Bedroom Two

11'11" x 11'5"

Bedroom Three

11'11" x 9'9"

Bedroom Four

11'11" x 9'8"

Large Bathroom

Outside

Detached Double

Garage

28'7" x 20'1"

For more information and photographs regarding the accommodation in this property, please visit:

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Directions

Heading out of Millisle along Moss Road turn left onto Ballybuttle Road. Number 14 is on your right hand side.



TOTAL APPROX. FLOOR AREA 1732 SQ.FT. (160.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission, or mis-statement. This plan is for illustrative purposes only and is not to be relied upon by any prospective purchaser. The services, systems and appliances shown have not been inspected and their operation or efficiency can be assumed. Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			61
(39 - 54) E			
(21 - 38) F		31	
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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