

7 Millers Park Newtownards BT23 7GB



Offers Over £275,000



Key Features

- Chain free
- Beautifully presented three-bedroom semi-detached property
- Located off North Road, Newtownards
- Ready to move straight into and start calling home
- Modern kitchen with granite worktops and feature island
- Downstairs WC
- Three excellent sized bedrooms
- Master bedroom with ensuite shower room
- Luxury family bathroom with standalone bath
- Beautifully maintained external areas with panoramic views
- Large, insulated shed for storage with electric
- Gas fired central heating
- UPVC double glazing throughout
- Early viewing recommended



Summary

“What A View Auld Scottie McCoo” Only a snippet of how we describe 7 Millers Park, this is not your normal 3-bedroom semi-detached property, this chain free, deceptively spacious, beautifully maintained property ticks all the boxes and the vendors have finished this property to the highest standard throughout. Internally you have bright and modern living while externally you are positioned on a superb, elevated site with panoramic views to the rear covering the beautiful Ards Peninsula and stretching as far as the Mourne Mountains.



Located within a highly sought after residential area just off North Road, Newtownards, this property was constructed in 2017 and allows for ease of



access to all local amenities, you are within walking distance to Ards Town Centre, you have an excellent selection of schools on your doorstep such as Londonderry Primary School and Regent House Grammar School, with convenience to public transport links and commuting to Bangor and Belfast.

The property benefits from a versatile layout throughout to suit the needs of a range of purchasers. Accommodation to the ground floor comprises of a modern living room with feature multi burning stove leading into the heart of the property, a modern, fully fitted kitchen, with granite worktops, integrated appliances, gas hob and feature island for dining and entertaining, taking in those beautiful panoramic views to the rear. Included on the ground floor is a downstairs wc.

Accommodation on the first floor offers three excellent sized bedrooms, master with ensuite shower-room, beautifully presented family bathroom with standalone bath and the third bedroom includes made to measure fitted wardrobes.

Externally the high standard continues, you have a generous sized driveway laid in Tobermore paving brick that allows up to four parked cars at any given time, followed by a large insulated shed for storage with electric and roller door, leading onto a fully enclosed, beautifully presented, easy to maintain rear garden comprising of patio area, decked area and lawn laid in artificial grass for that easy to maintain feel all year round.

The property also benefits from gas central heating and UPVC double glazing throughout and we recommend an early viewing of this property to avoid disappointment.



The property comprises of:



Hall

2.9m x 1.4m

Livingroom

4.6m x 3.5m

Kitchen

5.4m x 4.6m

Downstairs Toilet

2.0m x 0.9m

Landing

2.0m x 1.9m

Bedroom 1

4.9m x 3.7m

Ensuite

2.0m x 1.7m

Bathroom

4.1m x 1.9m

Bedroom 2

4.1m x 2.4m

Bedroom 3

3.0m x 1.9m

Hotpress

0.9m x 0.8m

EPC rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

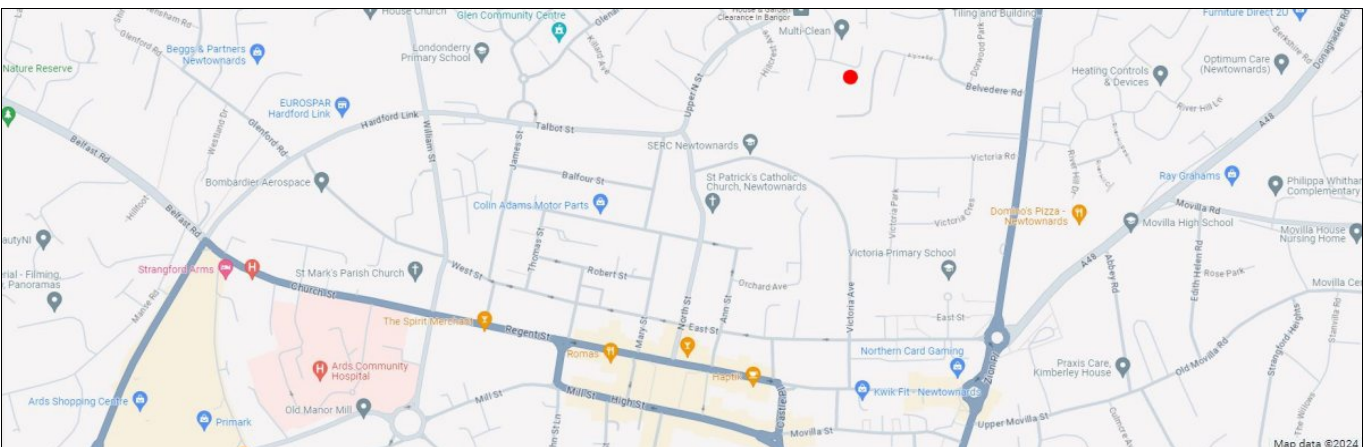


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