

simon**BRIEN**  
RESIDENTIAL

15 Belfast Road,  
Newtownards, BT23 4BJ



Offers Around £499,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A beautifully appointed Arts & Crafts gentleman's residence
- Positioned on the prestigious Belfast Road
- Within convenient commuting distance to Belfast, City airport and leading East Belfast/ Hollywood schools
- Recently restored showcasing original features
- Vestibule entrance with feature tiled floor
- Entrance hall, wall panelling to staircase
- Morning room with original fireplace and stunning bay window
- Drawing room with original slate fireplace
- Formal dining offering original fireplace
- Luxury kitchen/ casual dining area in Shaker style units, electric AGA range and French doors leading to rear garden
- Snug providing views over the rear garden
- Five spacious double bedrooms spread over first and second floor
- Deluxe family bathroom comprising White suite on first floor
- Luxury bathroom comprising modern White suite on second floor
- Utility room in Shaker style units
- Downstairs cloakroom with traditional style White suite
- Stunning original staircase
- Generous gardens laid out in manicured lawns, choice of patio area's flower beds and mature trees
- Large Tobermore drive providing superb off road parking
- Timber frame workshop measuring 19' x 10'
- Gas fired central heating system
- Substantially original sash windows
- Partly Upvc double glazed windows
- Strictly by private viewing appointment only

#### SUMMARY

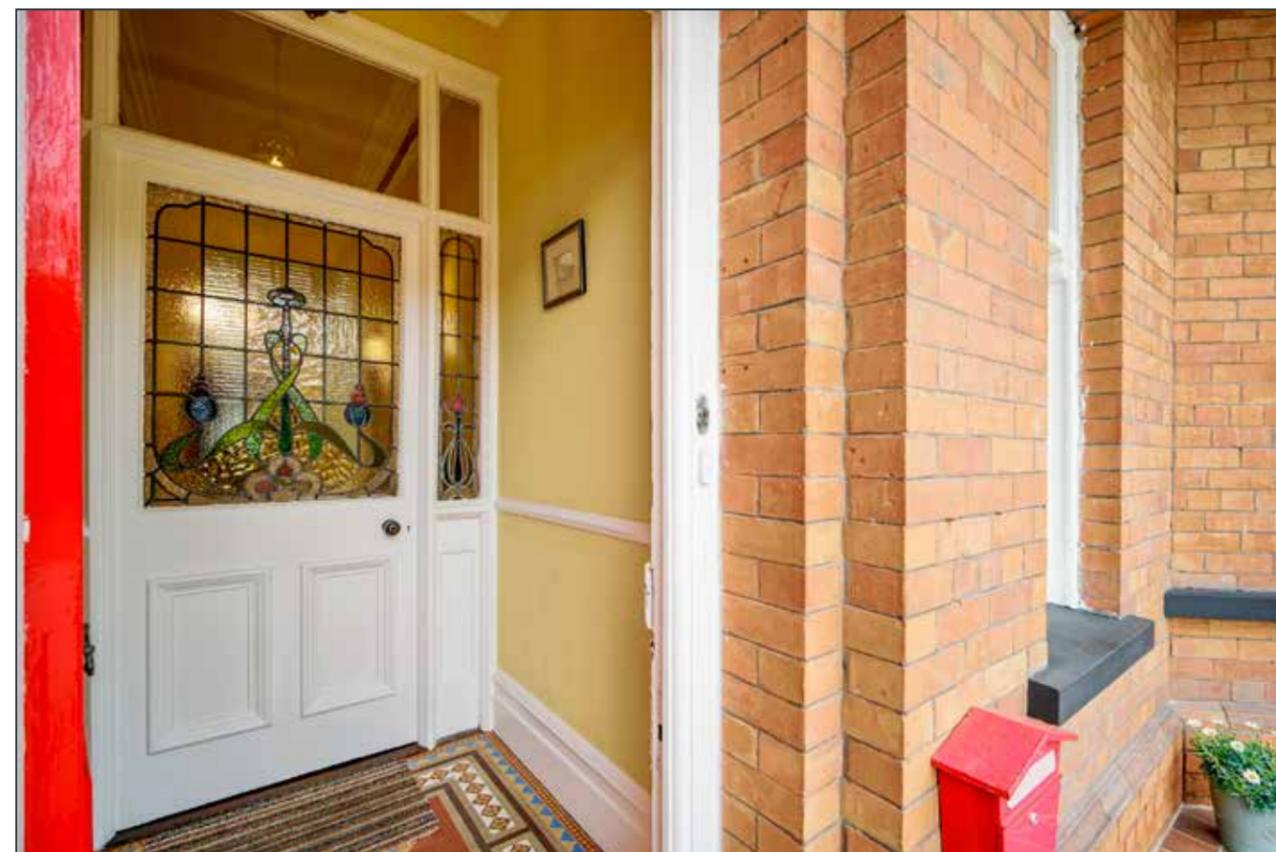
Simon Brien Residential take great pleasure in presenting for sale No. 15 Belfast Road, Newtownards. 'Ardchattan' dates back to 1902 and is a stunning example of an "Arts and Crafts" gentleman's residence.

The Belfast Road is an address that has long been associated with some of the most established and prestigious homes in Newtownards. Located on the Belfast side of town this beautiful property is extremely convenient for commuting to Belfast city centre, Stormont Buildings, City Airport, the Ulster Hospital, Hollywood and Bangor, and leading East Belfast schools. Locally the Model Primary and Regent House Preparatory & Grammar School are only a few minutes' drive away.

Our clients have recently completed a very sympathetic restoration programme, which has been executed in a manner that perfectly accompanies this most attractive properties original features over its three spacious floors. Offering a wealth of spacious accommodation spread over three floors, this home will have significant appeal to growing families.

Resting on a level site with generous, manicured, lawns, well stocked flower beds and borders, mature trees, hedging and a choice of patio areas for alfresco dining.

Interest levels are expected to be high for this attractive property, to arrange your private viewing appraisal please contact our Newtownards branch on 02891 800700, at your earliest convenience.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### OPEN ENTRANCE PORCH:

Outside light, quarry tiled step to glazed front door to:

##### ENCLOSED ENTRANCE PORCH:

Original tiled floor, corniced ceiling, glazed and leaded floor with fan light above to:

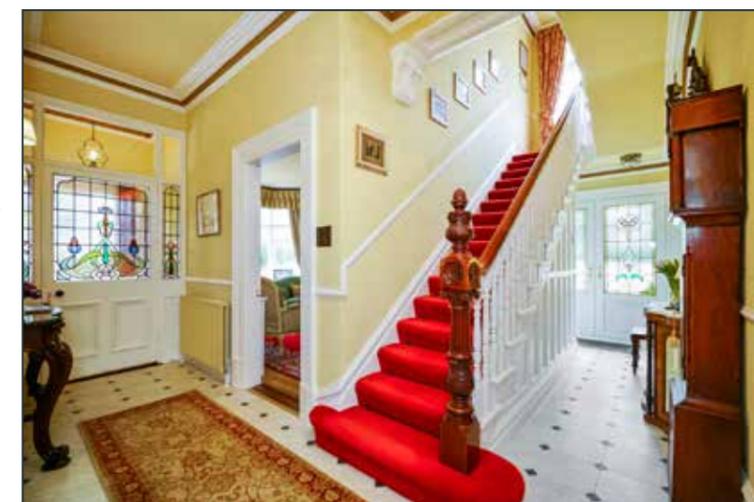
##### ENTRANCE HALL:

Corniced ceiling, ceiling rose, panelling to under stairs, cloaks cupboard, uPVC double glazed and leaded glass French doors to side entrance.

##### MORNING ROOM:

**20' 0" x 13' 2" (6.1m x 4.01m) At widest points.**

Attractive original carved mahogany fireplace, tiled inset, open fire, tiled hearth, picture rail, corniced ceiling, ceiling rose, timber panelling to windows, feature bay window.





**DRAWING ROOM:**  
20' 3" x 13' 7" (6.17m x 4.14m)

Attractive original slate fireplace, tiled inset, pen fire, tiled hearth, original wooden floor, wall light points, picture rail, corniced ceiling, ceiling rose, timber panelling to bay window, dual aspect.



**FORMAL DINING ROOM:**  
19' 1" x 10' 2" (5.82m x 3.1m)

Feature original fireplace with tiled inset, open fire, granite hearth, polished laminate floor, wall light points, picture rail, corniced ceiling, dual aspect.

**DELUXE FITTED KITCHEN WITH CASUAL DINING:**  
23' 4" x 12' 11" (7.11m x 3.94m)

Butler style enamel sink with mixer taps, excellent range of high and low level shaker style units, Formica roll edge work surfaces, green electric Aga range with Belfast brick surround, 4 ring ceramic hob unit, built in oven, integrated fridge freezer, dishwasher and microwave, display cabinets, wall tiling, concealed lighting, polished laminate floor, part exposed beam ceiling, picture rail, recessed spotlighting, uPVC double glazed French doors to rear garden. Open to:



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**SNUG:**  
12' 7" x 9' 8" (3.84m x 2.95m)

Polished laminate floor, wired for wall mounted TV, corniced ceiling, LED recessed spotlighting.



**UTILITY ROOM:**  
9' 2" x 8' 6" (2.79m x 2.59m)

Single drainer stainless steel sink unit with mixer taps, range of shaker style units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, concealed Worcester Bosch gas boiler.



**CLOAKROOM:**

Traditional style white suite comprising: Pedestal wash hand basin, low flush WC, polished laminate floor, towel radiator, wall panelling.



Original staircase leading to:

**FIRST FLOOR**

**LANDING:**

Corniced ceiling, ceiling rose. Walk in Hotpress with copper cylinder and immersion heater with shelving.



**BEDROOM (2):**  
**16' 9" x 14' 0" (5.11m x 4.27m)**

Painted floorboards, picture rail, corniced ceiling.



**BEDROOM (3):**  
**16' 9" x 13' 6" (5.11m x 4.11m)**

Range of mirror fronted Sliderobes, dado rail, picture rail, corniced ceiling.



**BEDROOM (4):**  
**13' 10" x 13' 4" (4.22m x 4.06m)**

Range of built in robes, integrated cloaks cupboard.

**DELUXE BATHROOM:**

White suite comprising: Panelled corner bath with mixer taps and telephone hand shower over, large separate fully tiled shower cubicle with thermostatically controlled shower, corner vanity unit, wash hand basin, low flush WC with concealed cistern, large towel radiator, polished laminate floor, fully tiled walls, recessed spotlighting and extractor fan.



Original staircase leading to:

**SECOND FLOOR**

**LANDING:**

Dado rail, corniced ceiling.

**LUGGAGE ROOM:**

**11' 11" x 5' 0" (3.63m x 1.52m)**





**BEDROOM (1):**  
**26' 9" x 13' 0" (8.15m x 3.96m)**

Attractive original fireplace, wall light points, corniced ceiling, dual aspect.



**BEDROOM (5):**  
**17' 6" x 13' 7" (5.33m x 4.14m)**

Attractive original cast iron fireplace with picture tile detail, open fire, range of built in robes, roofspace access.



**LUXURY BATHROOM:**

Traditional white suite comprising: Roll top bath with mixer taps and telephone hand shower over, separate shower cubicle with Mira Event thermostatically controlled shower, twin pedestal wash hand basins with mixer taps, low flush WC, wall panelling, wall light points, LED recessed spotlighting, extractor fan, towel radiator, countryside views in the distance.



**OUTSIDE**

Gardens to front and rear in manicured lawns, paved patio, Tobermore paved patio area, well stocked flowerbeds in plants, shrubs and bushes, fencing, hedging and trees, outside lights, outside water tap.

**TIMBER FRAME WORKSHOP:**  
**19' 7" x 10' 7" (5.97m x 3.23m)**

Twin open doors, light and power, range of low level units, Formica roll edge work surfaces, uPVC double glazed window to rear, twin side doors.

Extensive driveway laid in Tobermore paviers providing more than ample off road parking area.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/D/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	67   D
39-54	E		
21-38	F		
1-20	G		

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