



Enjoying an elevated site well-set back from prestigious Ballybarnes Road in the "lay-by" section, this attractive bungalow commands lovely views across the County Down countryside to Scrabo Tower and Strangford Lough in the distance.

Recently re-decorated, natural light streams in to the well-presented, flexible interior.

Externally this is complemented by well-tended gardens to the front and rear as well as a garage and two useful outbuildings.

Only a couple of miles from Newtownards town centre with its range of shops, amenities and schools, the likes of Holywood and East Belfast are also within a short drive.

Internal inspection is highly recommended.

Asking Price
£280,000

Morningside,
20 Ballybarnes Road,
off Belfast Road,
NEWTOWNARDS,
BT23 4UE

Viewing by
appointment with
& through agent
028 9065 0000

- Bright, detached bungalow on superb site
- Elevated position with delightful views
- Three bedrooms
- Spacious living room with fireplace
- Arch to dining/family room
- Open plan kitchen with dining/sitting area
- Bathroom
- Floored roofspace (potential to convert?)
- Oil fired central heating
- Double glazed throughout
- Mature, good-sized front and rear gardens
- Attached garage with ample additional driveway parking
- Security alarm (controlled by Smartphone)
- Semi-rural location yet close to Newtownards, Holywood and East Belfast



The Property Comprises:

Ground Floor

uPVC front door.

ENCLOSED ENTRANCE PORCH/SUN PORCH:: Ceramic tiled floor. Internal door with glazed panels and side lights.

RECEPTION HALL: Cornice ceiling, oak strip flooring. Built-in cloaks cupboard. Shelved hotpress with copper cylinder.

Access via pull-down ladder to:

ROOFSPACE: Floored with light. Potential to convert (subject to necessary consents).

LIVING ROOM: 16' 8" x 12' 4" (5.08m x 3.76m) Picture window with superb views across fields to Scrabo Tower and Strangford Lough in the distance. Tiled fireplace and hearth with Baxi grate (open fire). Arch to:

FAMILY/DINING: 9' 10" x 9' 2" (3.01m x 2.8m) Sliding door with glazed panels to:

KITCHEN: 20' 4" x 16' 5" (6.19m x 5m) (at widest points) (Narrowing to 3.5m). Excellent range of high and low level units, single drainer stainless steel sink unit. Four ring hob with extractor fan over, double oven, fridge/freezer. Open plan to:

CASUAL DINING/SITTING AREA: Sliding patio door to back garden.



BEDROOM (1): 11' 7" x 9' 10" (3.54m x 3m)

BEDROOM (2): 9' 11" x 9' 10" (3.02m x 3.01m) Built-in cupboard.

BEDROOM (3): 9' 11" x 6' 11" (3.03m x 2.1m)

BATHROOM: Panelled bath with telephone hand shower, low flush wc, pedestal wash hand basin. Chrome heated towel, fully tiled walls.

Outside

Double entrance pillars leading to tarmac driveway with parking and turning areas for numerous vehicles.

Well-tended front garden in lawns with flowerbeds laid in bark chips with variety of plants and shrubs. Raised beds and sitting area by front door.

DETACHED GARAGE: 19' 9" x 9' 5" (6.01m x 2.87m)

Power and light. Through to:

ADJACENT STORE: 9' 5" x 7' 9" (2.88m x 2.37m) (New roof).

OUTBUILDINGS:

UTILITY: 13' 7" x 6' 11" (4.15m x 2.11m) Power and light. Plumbed for washing machine.

GARDEN STORE:

REAR GARDEN: Good sized rear garden mainly in lawn with flowerbeds and rear sitting area laid in pink pebbles. Timber deck. Oil fired boiler housing to side. Outside tap and light.



Telephone 028 9065 0000

www.templetonrobinson.com

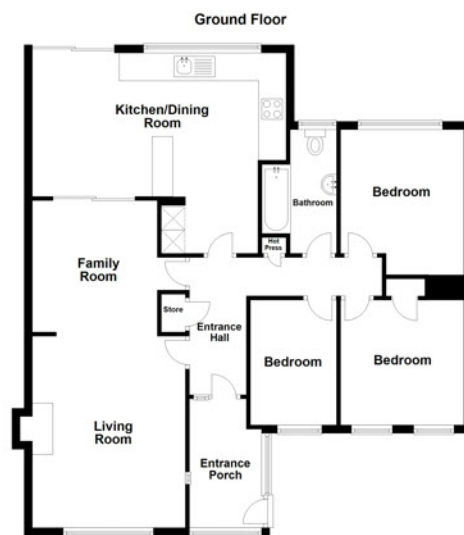
Location:

Heading down Belfast Road towards Ards town centre, take next left after Holywood Road junction in to Ballybarnes Road. Next left then immediately right into second, quieter section. Property is on the left hand side.



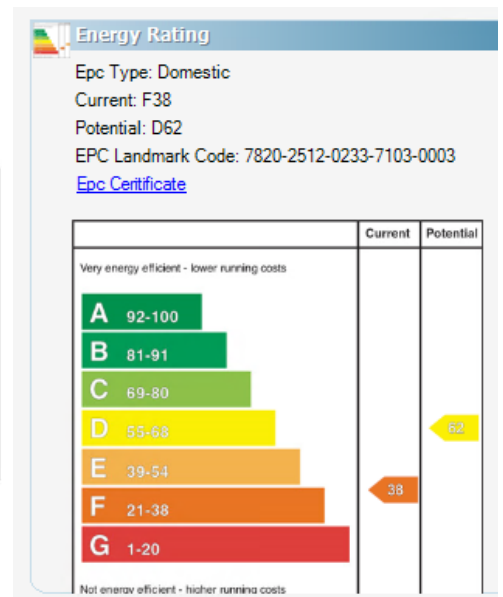
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Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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This plan is for illustrative purposes only.
Plan produced using PlanIt.

20 Ballybarnes Road



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