



Ideally situated in this quiet cul-de-sac location off the prestigious Belfast Road, this well presented detached split level bungalow has been well cared for over the years, making it ideal for family life.

The accommodation is spacious and of particular note would be the lounge with feature vaulted ceiling, kitchen with dining area leading to the living room. Four well proportioned bedrooms, master bedroom ensuite shower room and a family bathroom. A degree of modernisation would certainly further enhance the undoubted appeal of this attractive property.

A long driveway leads to a double garage and good sized gardens to front, side and rear extending to circa 3/4 acre- which is ideal for children of all ages. A range of schools, children's nursery and Ards Shopping Centre are only a short walk away and Belfast & Bangor within easy commuting distance. We have no hesitation in recommending early viewing to avoid disappointment.

Offers Over  
£425,000

4 Hillfoot,  
Belfast Road,  
NEWTOWNARDS,  
BT23 4BS

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Viewing by  
appointment  
through agent  
028 9042 4747



- Spacious Detached Split Level Bungalow on a Superb Site circa 3/4 acre
- Well Proportioned Family Accommodation
- Lounge with feature ceiling, Living Room
- Kitchen with Dining Area
- Utility Room
- Cloaks with Low Flush Suite
- Four Bright Bedrooms, Master with ensuite Shower Room
- Family Bathroom
- Double Glazed Windows/ Oil Heating
- Ample Driveway Parking
- Gardens in Lawns, Shrubs and Patio Areas
- Popular & Sought After Location & Within Walking Distance of Local Amenities



The Property Comprises:

Ground Floor

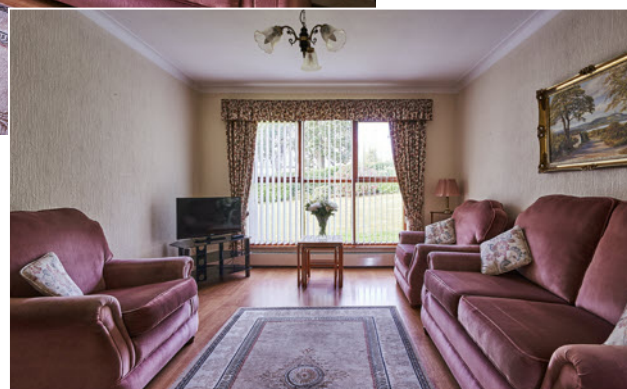
Hardwood front door to . . .

ENTRANCE HALL:



CLOAKROOM: Low flush wc, wash hand basin, part tiled walls, Xpelair fan, Karndean flooring.

LIVING ROOM: 11' 0" x 13' 11" (3.35m x 4.24m) Cornice ceiling, laminate wood floor.





LOUNGE: 17' 1" x 15' 9" (5.21m x 4.8m) (into bay window). Tongue and groove ceiling, raised tiled hearth with open fire and copper canopy.



KITCHEN WITH DINING AREA : 18' 2" x 15' 1" (5.54m x 4.6m) Fitted kitchen with excellent range of high and low level units, laminate work surfaces, 1.5 bowl Franke sink unit, four ring hob with extractor fan and canopy, double oven, Bosch integrated dishwasher, integrated fridge, CDA microwave, LED lighting, tiled effect flooring, breakfast bar area with laminate wood floor.





UTILITY ROOM: Stainless steel sink unit, plumbed for washing machine, ceramic tiled floor, door to broom cupboard, service door to garage. Door to garden.

### Upper Level

BATHROOM: Coloured suite comprising panelled bath with mixer tap and telephone hand shower, shower screen, vanity unit with twin wash hand basin, bidet, low flush wc, part tiled walls, Karndean flooring, hotpress with built-in shelves, copper cylinder and Willis type immersion heater.



BEDROOM (2): 11' 10" x 9' 10" (3.61m x 3m) Double built-in robe.



MASTER BEDROOM: 11' 7" x 13' 11" (3.53m x 4.24m) Double built-in robe, vanity unit.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira shower unit, low flush wc, Karndean flooring.

BEDROOM (3): 14' 7" x 9' 10" (4.44m x 3m) Double built-in robe.



BEDROOM (4): 10' 10" x 13' 11" (3.3m x 4.24m)



## Outside

Tarmac driveway with ample parking.

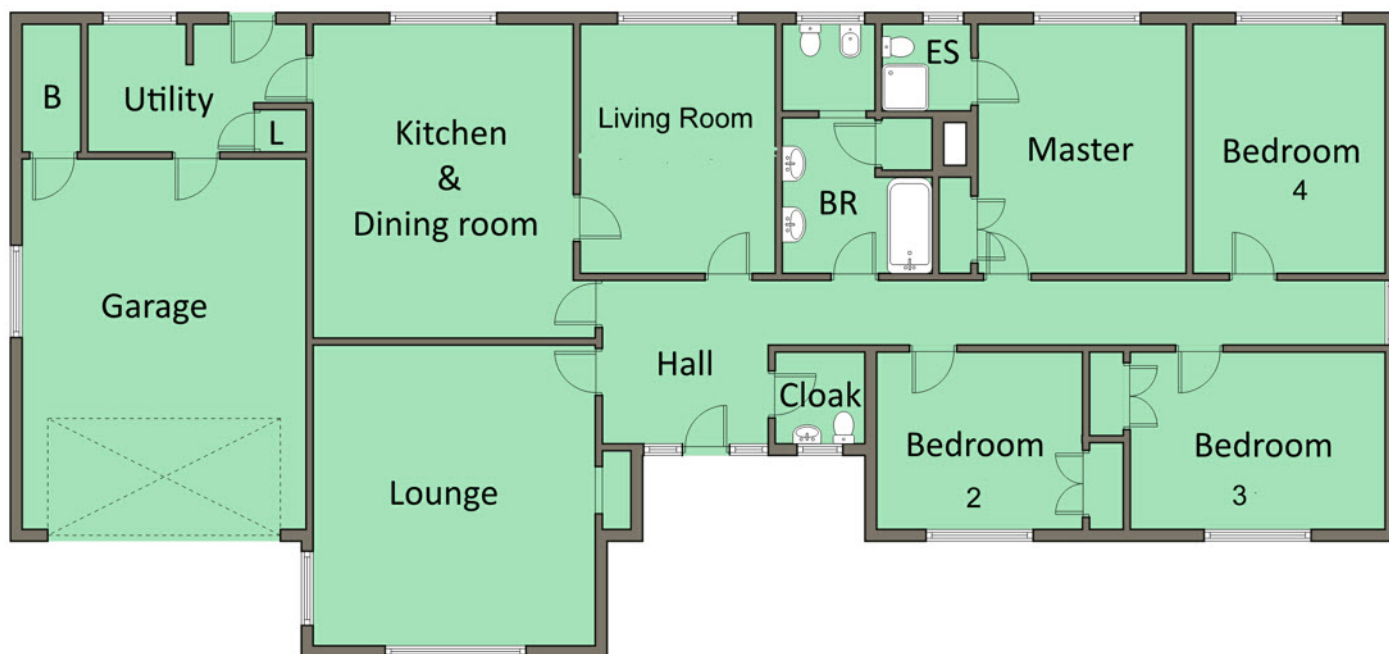
INTEGRAL GARAGE: 21' 0" x 16' 3" (6.4m x 4.95m) Up and over door, adjoining boiler house with oil fired boiler and access to floored roof space via Slingsby type ladder.

Large paved patio area with garden store. Generous gardens extending to circa 0.75 of an acre, greenhouse, views towards Scrabo. Plastic oil tank, outside tap.









Location:

Travelling out of Newtownards on the Belfast Road,  
Hillfoot is on the left.

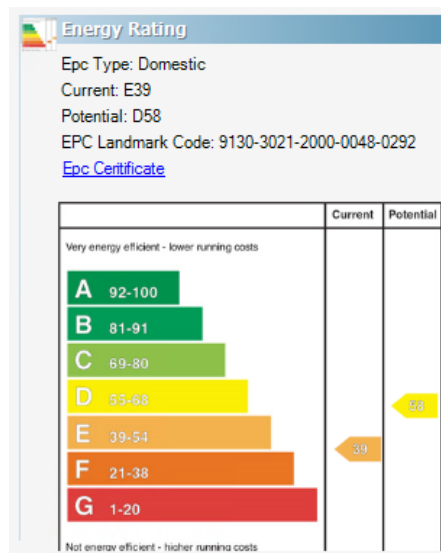
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