



An attractive, detached bungalow occupying a generous, level site extending to approximately half an acre. Internally, the accommodation could be easily adapted to serve a multitude of requirements – whether that be ample bedrooms for the growing family or extra reception space – making it ideal for those working from home. The layout comprises hallway, good sized living room open plan to dining room with direct access to the rear garden plus kitchen and utility. Further investigation reveals three bedrooms, master with ensuite plus main bathroom. A home office with cloaks WC and it's own independent access would be perfect as a home office.

Enveloped by mature gardens in lawn, the property is set back from the road and approached by a sweeping tarmac driveway. The rear garden is notably private and affords a peaceful outlook across open countryside. The property enjoys a country setting yet is conveniently located just a few miles from Newtownards, Greyabbey, Bangor and Donaghadee. We recommend internal viewing to appreciate all this home has to offer.

Offers Around  
£269,950

1A Ballyblack Road East,  
NEWTOWNARDS,  
BT22 2AB

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Viewing by  
appointment  
through agent  
028 9042 4747





- Attractive detached bungalow
- Occupying a fine level site extending to approx. 0.5 acre
- Flexible accommodation that could be easily adapted
- Bright, spacious and well proportioned rooms
- Entrance porch leading to Hallway
- Living Room with feature open fire
- Dining Room with access to rear garden
- Separate Kitchen plus utility
- Three Bedrooms (master with ensuite)
- Main Bathroom
- Home office (with cloaks WC and own independent access)
- Oil fired central heating
- Sweeping tarmac driveway offering ample parking
- Country setting yet convenient to several neighbouring towns and villages
- Within close proximity to large amenity store, adjoining filling station plus schools including Strangford College
- \*SITE POTENTIAL – Subject to relevant statutory approvals\*

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE PORCH: Tiled floor, leading to . . .

HALLWAY: Shelved cupboard, cloaks cupboard.



LIVING ROOM: 17' 5" x 13' 1" (5.3000m x 4m) Feature open fire.





Archway to . . .

DINING ROOM: 13' 1" x 9' 10" (4m x 3m) Oak strip wood floor, aluminium double glazed sliding doors to outside.



KITCHEN: 14' 5" x 9' 10" (4.4m x 3m) Oak kitchen with excellent range of high and low level units, laminate worktops, stainless steel 1.5 bowl sink unit with drainer and mixer tap, built-in Indesit oven with four ring electric hob, concealed fan, breakfast bar.





UTILITY ROOM: 10' 2" x 5' 3" (3.1m x 1.6m) Range of low level units, stainless steel sink unit, plumbed for washing machine, vented for tumble dryer, plumbed for dishwasher, space for fridge freezer.

MASTER BEDROOM: 11' 2" x 9' 6" (3.4m x 2.9m) Built-in robes, oak wood floor.

ENSUITE SHOWER ROOM: PVC panelled built-in shower cubicle, vanity unit with wash hand basin and low level cupboard.



HOTPRESS:

BEDROOM (2): 12' 10" x 8' 10" (3.9m x 2.7m) Oak wood floor, built-in robes and dressing table.



BEDROOM (3): 11' 10" x 9' 10" (3.6m x 3m)



BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, part tiled walls, oak wood strip floor.



INSULATED ROOFSPACE: With light.

Outside

Tarmac driveway leading to ample parking, lawns, plants, shrubs and mature trees bordered by fencing and hedging. Exterior security lights at various points around property.

\*SITE POTENTIAL – Subject to relevant statutory approvals\*

HOME OFFICE: 11' 10" x 9' 10" (3.6m x 3m) Own independant access, ideal for working from home.



CLOAKS WC:

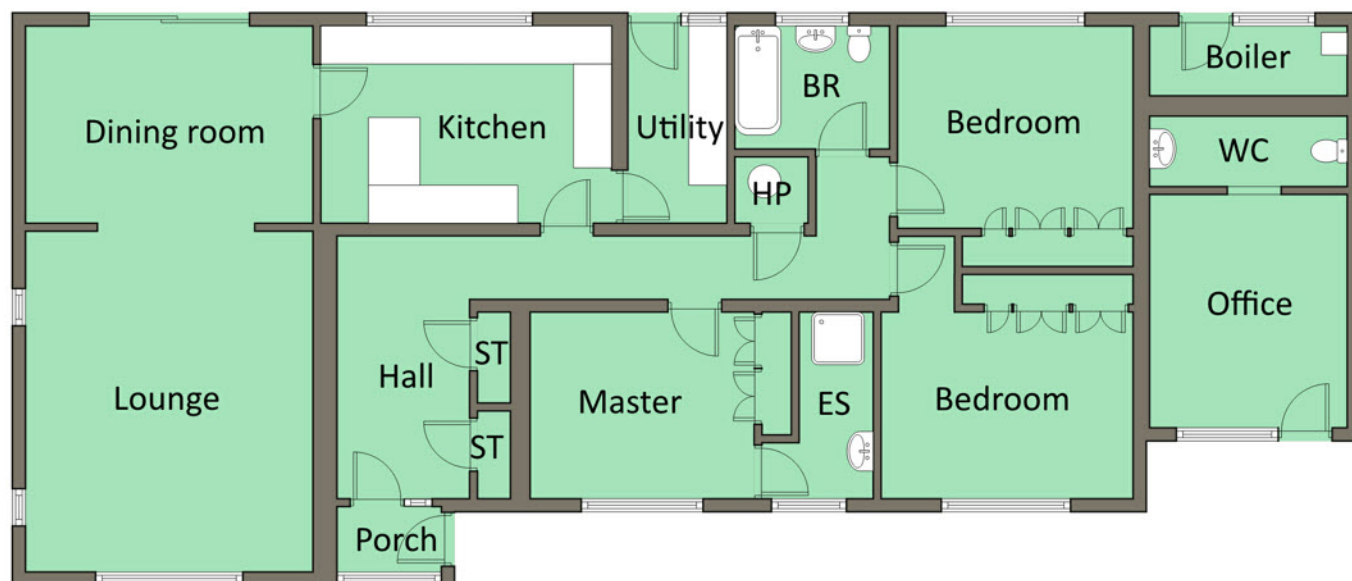




#### Location:

Travelling South along the Portaferry Road, turn left onto the Mountstewart Road. Continue along the road then proceed to turn left onto Manse Road. Ballyblack Road East is second on the left and No. 1a is located on the right hand side. Within close proximity to large amenity store, adjoining filling station plus schools including Strangford College.





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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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