

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 HILLCREST AVENUE,  
NEWTOWNARDS, BT23**

**OFFERS OVER £249,950**



Occupying a prime elevated site in one of Newtownards' most desirable residential areas, 16 Hillcrest Avenue offers an exceptional opportunity to create a dream home with panoramic views across the town and towards the iconic Scrabo Tower.

This substantial detached residence boasts generous proportions throughout and offers excellent scope for modernisation and personalisation. With four well-sized bedrooms and three versatile reception rooms, this home is ideal for growing families or those seeking space to live, work, and entertain in comfort.

Set back from the road in an elevated position at the end of a cul-de-sac, the property benefits from mature gardens, a spacious double garage, and ample driveway parking. Inside, the accommodation offers great flexibility and the perfect canvas for renovation, allowing its next owners to take full advantage of its fantastic layout and enviable location.

Enjoying peace and privacy, yet just minutes from the town centre, leading schools, and commuter routes to Belfast, this is a rare chance to acquire a home with both charm and potential in equal measure.

Viewing is highly recommended to fully appreciate the setting, space, and scope on offer.



## Key Features

- Detached Family Home On An Elevated Site Within A Quiet Cul-De-Sac
- Snug With Double Door Access To Large Conservatory
- Large Double Garage and Generous Sized Tarmac Driveway
- Close To Local Amenities, Schools, and Transport Links
- Spacious Kitchen With Range Of Units, Leading To Rear Hall/Utility Area
- Four Well Proportioned Bedrooms and Three Reception Rooms
- Mature Gardens Offering Privacy and Outdoor Potential
- In Need Of Modernisation. Perfect For Those Looking To Add Value and Style



### Accommodation

#### Comprises:

#### Entrance Porch

Tile flooring.

#### Entrance Hall

Wood laminate flooring.

#### Snug

10'11" x 13'2"

Wood laminate flooring.

#### Conservatory

10'0" x 25'7" (at widest point)

Tiled flooring.

#### Kitchen

12'3" x 14'0"

Range of high and low level units, laminate work surfaces, fully tiled walls. 1 1/4 bowl stainless steel sink unit with mixer tap, space for cooker, space for washing machine, space for dishwasher. tiled flooring, space for dining. Leads to:

#### Rear Hall

Tiled flooring, door to side garden.

#### Bedroom 1

14'0" x 11'4"

Double room.

#### Bedroom 2

11'3" x 13'10"

Double room, wood laminate flooring.

#### Bedroom 3

8'11" x 10'5"

Double room.

#### Bedroom 4

10'11" x 10'3"

Double room.

#### Bathroom

Coloured suite comprising tile panelled bath, low flush w.c., vanity unit with mixer tap, fully tiled walls, tiled flooring.

#### First Floor

#### Landing

#### Store Room

#### WC

Low flush w.c., pedestal wash hand basin.

#### Living Room

12'7" x 17'8"

Fireplace with tiled hearth and surround, two Velux windows.

#### Double Garage

17'4" x 18'0"

Up and over doors, power and light.

#### Outside

Tarmac driveway to front with space for multiple vehicles, mature garden in lawn with plants and shrubs.









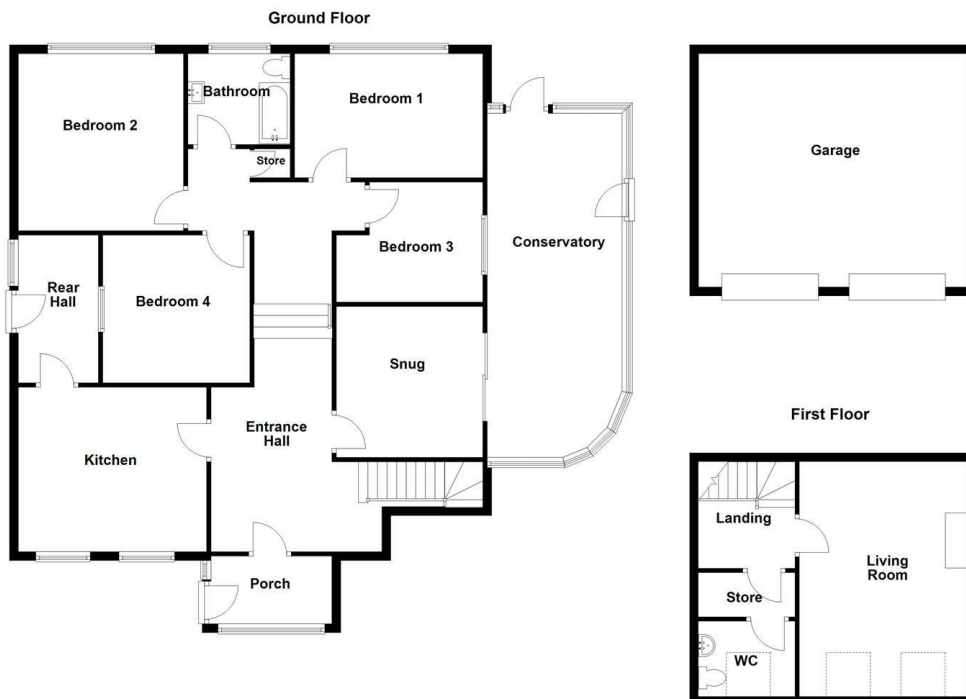












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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