



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 BRAESIDE,
NEWTOWNARDS, BT23 4GA**

OFFERS AROUND £409,950

Located in the popular Braeside development, this exceptional detached home has been well maintained and offers good accommodation throughout.

Within minutes of Newtownards town centre and close to the arterial routes to Belfast, this home will appeal to families, downsizers and commuters. Newtownards is a busy market town with a fantastic range of shops, independent retailer and amenities to choose from.

On entering the home, you will immediately appreciate the light and space and the ground floor benefits from two reception rooms, one with open fireplace, an open plan kitchen/living/dining space, guest wc and good sized utility room. The first floor has four double bedrooms, primary with ensuite shower room, a modern bathroom and good storage.

Externally, there are landscaped gardens to front and rear, detached garage and ample parking.

Houses in this lovely development don't come to the market often, so we recommend viewing at your earliest convenience.



Key Features

- Beautiful Detached Home On The Outskirts Of Newtownards
- Open Plan Kitchen, Living, Dining Area With Modern Kitchen And Separate Utility Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Within Close Proximity Of The Arterial Routes To Belfast
- Beam Vacuum System With Points In All Rooms
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Two Reception Rooms, One With Open Fireplace
- Landscaped Gardens To Front And Rear And Detached Garage
- Gas Fired Central Heating And uPVC Double Glazed Windows



Accommodation Comprises:

Entrance Porch

Tiled floor.

Entrance Hall

Lounge

11'10" x 17'11"

Open fireplace with granite hearth, surround and mantle.

Dining Room

10'9" x 13'8"

Wood laminate floor, double doors through to enclosed rear garden.

Kitchen/Living/Dining

15'0" x 28'9"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, space for range cooker, integrated dishwasher, plumbed for American style fridge/freezer, larder cupboard, black extractor hood, partially tiled walls, tiled floor, breakfast bar. Leading to living area with wooden floor and open fireplace with tiled hearth, surround and mantle.

Utility Room

7'9" x 8'0"

Stainless steel sink with mixer tap and drainer, wood laminate floor, plumbed for washing machine and space for tumble dryer, part tiled walls, extractor fan, built in storage with gas fired boiler.

Rear Hall

Wood laminate floor, built in storage.

W/C

White suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled floor, storage under the stairs and extractor fan.

First Floor

Landing

Bedroom 1

14'0" x 18'6"

Double bedroom with built in wardrobes and loft access.

Ensuite Shower Room

White suite comprising walk in shower enclosure with wall mounted overhead shower and glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, tiled walls, and extractor fan.

Bedroom 2

18'0" x 11'10"

Double bedroom.

Bedroom 3

10'9" x 13'8"

Double bedroom.

Bedroom 4

15'0" x 11'8"

Double bedroom.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, part tiled walls, tiled floor, heated towel rail, recessed spotlights, extractor fan.

Garage

17'8" x 11'1"

Electric up and over door, power and light.

Outside

Front - Brick paviour driveway with space for multiple vehicles, area in lawn, mature shrubs, woodchip beds.

Rear - Fully enclosed, area in lawn, area in patio, side gate for bin access, decked area, raised beds with shrubs, area in stones, outside tap and light.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUz.

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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