

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**87 BELFAST ROAD,
NEWTOWNARDS, BT23 4TS**

OFFERS OVER £375,000

If a substantial family home with space, features, modern twists and a homely feel is the type of property you're looking for, then this house is the one for you. From the moment you enter this warm, bright home you can appreciate the love and care that the current owner has poured in to making this the perfect place for any growing family to prosper. There are wooden floors, cornicing, a panelled staircase and stained glass windows alongside a modern, luxury kitchen and modern family bathroom. making the overall feel a modern yet character filled property.

Internally, on the ground floor, there are two good sized reception areas, one with an open fireplace and double doors to the rear garden and the other, currently being used as a dining room. The luxury kitchen has a good range of units, built in appliances and a large island with seating and also benefits from a separate utility room. There is also a guest wc and cloakroom with storage on this floor. The first floor has four well proportioned bedrooms, two with semi rural views over the countryside, modern bathroom and a wide landing with storage cupboards. The property has recently had cavity wall insulation installed which offers a 25 year guarantee and the loft has also been fully insulated, both which will have improved the energy rating. Externally, to the front there is a driveway, two areas in lawn, mature shrubs and trees and access to the garage. To the rear, there are two further areas in lawn, paved seating section, mature shrubs and hedging and this rear garden area is private with the opportunity for a vegetable garden in the rear garden.

We recommend viewing of this fantastic, spacious family home on one of the most popular roads in Newtownards.



Key Features

- Stunning Views Of The Surrounding Countryside From An Elevated Position
- Luxury Kitchen With A Great Range Of Built In Appliances And Island With Seating
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Packed Full Of Features Such As Panelling, Cornicing And Stained Glass Windows
- The Property Has Recently Had Cavity Wall Insulation Installed Which Offers A 25 Year Guarantee And Fully Insulated Loft
- Two Good Sized Reception Rooms, One With Open Fireplace And Doors To Rear Garden
- Modern Family Bathroom And Downstairs Guest WC
- Recent Cavity Wall Insulation And Fully Insulated Loft
- Beautiful Detached Family Home On Circa 0.5 Acre Site



Accommodation

Comprises:

Entrance Porch

Feature stone floor, storage cupboard and glass doors to entrance hall

Entrance Hall

Solid wood flooring, cornicing, feature stained glass window, staircase with wood panelling.

Living Room

16'5" x 12'2"

Solid wood flooring, cornicing, recessed spotlighting, dual aspect views, semi-rural views, double doors to rear garden, open fireplace with slate hearth and surround, carved stone surround and mantle.

Dining Room

15'1" x 11'6"

Solid wood flooring, cornicing, recessed spotlighting, semi-rural views, inglenook style fireplace with brick inset.

Kitchen

17'1" x 11'2"

Luxury kitchen with range of high and low level units, feature glazed units, undermounted stainless steel Franke sink with house tap, Quooker type boiling water tap, island with wooden breakfast bar area, pop up sockets, granite work surfaces and upstands, integrated appliances to include: five ring built in induction hob, stainless steel extractor fan, double oven, microwave, large integrated larder fridge, warming drawer and dishwasher, kickboard lighting, recessed spotlighting, chrome wall mounted radiator, partly tiled floor with under floor electric heating and part wooden flooring, double doors to rear garden and door to utility.

Utility

9'10" x 9'2"

High level units, plumbed for washing machine, double Shanks Belfast sink, space for tumble dryer, tiled floor, partly tiled walls and door to side garden.

Cloakroom

Solid wood flooring, built in storage and partly tiled walls.

WC

Low flush wc, corner wall mounted wash hand basin, recessed spotlighting, tiled floor and built in shelf unit.

First Floor

Landing

Panelling on walls, access to roofspace, hotpress, stained glass window and cornicing.

Bedroom 1

15'1" x 11'6"

Semi-rural views towards Scrabo and cornicing.

Bedroom 2

14'5" x 10'6"

Dual aspect views, built in storage and cornicing.

Bedroom 3

11'10" x 11'10"

Semi-rural views towards Scrabo and cornicing.

Bedroom 4

12'2" x 6'7"

Bathroom

White suite comprising tiled bath with mixer taps and hand shower set, low flush wc, vanity unit with storage and mixer taps, feature light mirror, chrome wall mounted radiator, corner shower enclosure with Mira overhead shower, glazed shower door, extractor fan, recessed spotlighting, fully tiled walls and tiled floor.

Outside

Front - Tarmac driveway for multiple vehicles, area in lawn, mature shrubs, trees and hedging. Rear - Fully enclosed paved area, feature stone wall, oil storage tank, light and tap, steps to rear area in lawn, additional rear area perfect for vegetable patch or play area, mature hedging, shrubs and plants, well.

Garage

15'1" x 7'7"

Oil fired boiler, power and light and double doors to front.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(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 PlanUp

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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