

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 BALLYBARNES MEADOW,
NEWTOWNARDS, BT23 4GZ**

OFFERS OVER £239,950

This modern semi-detached property offers spacious and stylish living across two well-appointed floors. Perfectly positioned on the outskirts of Newtownards, this property offers a peaceful and private setting while remaining highly convenient for commuting to Belfast. With a bus stop located at the end of the street, access to local transport is effortless, making it an ideal choice for families looking for both comfort and convenience.

The ground floor offers a bright and welcoming entrance hall with wood laminate flooring, accompanied by a convenient guest WC. The spacious lounge features warm wood-effect laminate flooring, creating an inviting atmosphere for relaxing or entertaining. The contemporary kitchen boasts a range of high and low-level units, laminate work surfaces, and integrated appliances including a dishwasher, under oven, four-ring gas hob, stainless steel extractor hood, and space for a fridge/freezer. Furthermore, a separate utility room provides valuable additional storage.

Upstairs, you'll find three well-proportioned bedrooms, including a primary bedroom with an en-suite shower room. A modern family bathroom completes the first floor.

Externally, the property benefits from a brick-paved spacious driveway for multiple vehicles, and front garden in stone, while the enclosed rear garden offers privacy, uninterrupted views, an easy-to-maintain lawn, patio area and permanent gazebo with decking area, ideal for hosting, and a detached garage.



Key Features

- Three Bedroom Semi Detached Home In The Popular Ballybarnes Area
- Modern Kitchen With Breakfast Bar, Dining Area And Two Sets of French Doors To Rear Garden
- Gardens To Front And Rear, Uninterrupted Views And Detached Garage
- Gas Fired Central Heating, Double Glazed Windows And Ample Storage Throughout
- Ease of access to local transport with a bus stop at the end of the street
- Spacious Lounge, Guest WC And Utility Room Located On The Ground Floor
- Three Well Proportioned Bedrooms, Master Bedroom With En-Suite Shower Room
- Perfectly Located On The Outskirts Of Newtownards, Convenient To Belfast
- Brick Paviour Driveway With Space For Multiple Vehicles



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Guest W.C

White suite comprising low flush w.c, pedestal wash hand basin with mixer tap, tiled splashback, tiled floor.

Living Room

12'02 x 17'06

Wood laminate flooring, gas fire, brick hearth and surround.

Kitchen/ Dining Room

19'06 x 11'04

Range of high and low level units with wood laminate work surfaces, island with storage, stainless steel sink unit with mixer tap and drainer, integrated appliances to include; dishwasher, oven, four ring gas hob and stainless steel extractor fan, space for fridge/freezer, wood laminate flooring, patio doors to rear garden.

Utility Room

3'08 x 5'06

Range of high and low level units with wood laminate work surfaces, stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer and tiled floor.

First Floor

Landing

Access to roof space via slingsby ladder, built in storage and recessed spotlights.

Bedroom 1

9'04 x 13'02

Double room with built in robes and wood laminate flooring.

En-Suite

White suite comprising low flush wc, pedestal wash hand basin with mixer taps and tiled splashback, walk in shower cubicle with overhead shower, tiled floor, part tiled walls.

Bedroom 2

12 x 11'08

Double room with wood laminate flooring.

Bedroom 3

7'09 x 9'09

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer taps, low flush wc, pedestal wash hand basin with mixer taps, tiled splashback, tiled flooring and part tiled walls.

Garage

10'07 x 18'02

Roller shutter door, power and light. part converted into additional fully insulated office space.

Outside

Front & Side; Brick paviour driveway for multiple vehicles, access to garage, area in lawn, mature plants and trees. Rear; Area in lawn, patio area, raised decked entertainment area, outside tap and light.











Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

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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