

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH – LOCAL KNOWLEDGE



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

**OFFERS OVER £325,000**

This modern semi-detached property offers spacious and stylish living across three floors. Perfectly located on the outskirts of Newtownards, with convenient access to Belfast, this home is ideal for families seeking both comfort and convenience.

The ground floor offers a bright entrance hall and guest toilet suite both with tiled flooring, leading to a spacious lounge with dual aspect, solid wood flooring and double door access to the kitchen dining room. The kitchen offers a range of high and low level units, laminate worksurfaces, and integrated appliances to include; fridge freezer, dishwasher, under oven, four ring gas hob and stainless steel extractor hood. The ground floor further offers under stair storage and a utility room with access to the rear garden.

The first floor benefits from three bedrooms, one with ensuite shower room, and another with Juliette balcony offering exceptional views. Furthermore, this floor benefits from a walk-in wardrobe leading to family bathroom suite. The second floor is complete with two double bedrooms, both with walk-in wardrobes, and a modern shower room with tiled flooring and Velux window. The outside areas include garden in lawn and paved driveway to front, an enclosed private rear garden including uninterrupted views, easy to maintain lawn, patio area and detached garage. View now to avoid disappointment.



## Key Features

- Modern Five Bedroom Semi Detached Home In The Popular Ballybarnes Area
- Modern Kitchen With Breakfast Bar, Dining Area And Under Stair Storage
- Walk-in Wardrobes In The Two Double Bedrooms On The Second Floor
- Gardens To Front And Rear, Uninterrupted Views And Detached Garage
- Spacious Lounge, Guest WC And Utility Room Located On The Ground Floor
- Five Well Proportioned Bedrooms Across The First And Second Floors
- Gas Fired Central Heating System And Double Glazed Windows Throughout
- Perfectly Located On The Outskirts Of Newtownards, Convenient To Belfast



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor.

#### Guest WC

White suite comprising low flush wc, wall mounted wash hand basin, tiled floor and part panelled walls.

#### Living Room

14'11" x 18'3"

Solid wood floor, dual aspect, gas fire, brick hearth and tiled surround.

#### Kitchen / Dining Area

22'1" x 11'10"

Modern range of high and low level units with wood laminate work surfaces, built in drainer stainless steel sink unit with mixer tap, integrated appliances to include; fridge freezer, dishwasher, oven, four ring hob and stainless steel extractor fan, tiled floor and under staircase storage.

#### Utility Room

7'5" x 4'7"

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, gas fired boiler, tiled floor and access to rear garden.

#### First Floor

#### Landing

#### Bedroom 1

14'10" x 10'4"

Double bedroom.

#### 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 4/ Study

8'7" x 7'4"

#### Bedroom 5

15'3" x 11'10"

Double bedroom with Juliette balcony.

#### Storage

#### Bathroom

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

#### Second Floor

#### Landing

Access to roof space via slingsby ladder.

#### Bedroom 2

14'10" x 11'10"

Double bedroom, Velux window. Leading to:

#### Walk-in Wardrobe

Velux window.

#### Bedroom 3

14'10" x 11'10"

Double bedroom, Velux window. Leading to:

#### Walk-in Wardrobe

Velux Window.

#### Shower Room

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, Velux window.

#### Garage

10'0" x 18'7"

Roller doors with power and light.

#### Outside

Front garden in lawn, paved driveway, enclosed rear garden in lawn, patio area, boundary fence.



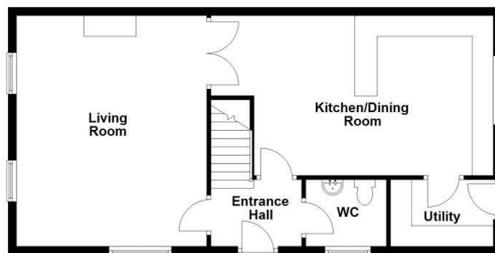




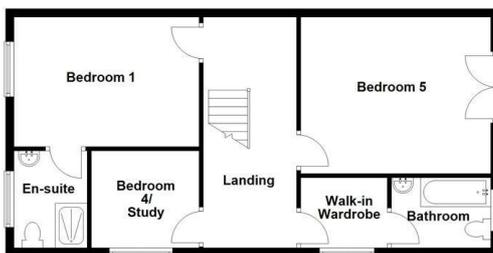




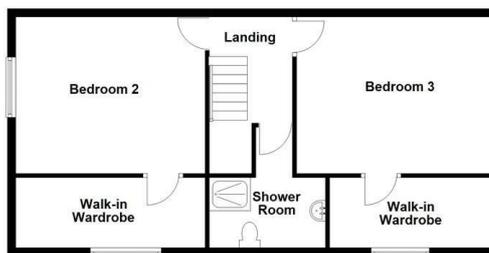
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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