

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 MALLARD VIEW,  
NEWTOWNARDS, BT23 4FB**

**OFFERS AROUND £475,000**

Located in the desirable Mallard View area of Newtownards, this exceptional detached family home offers a perfect blend of space, comfort, and modern living. Built in 1991, this impressive property spans an expansive 2,600 square feet and features six generously sized bedrooms, including a luxurious primary suite complete with an ensuite bathroom. Bedrooms three and four benefit from a convenient Jack and Jill shower room, making this home ideal for families.

The ground floor boasts three reception rooms, including a welcoming living room with a charming stove, a family room, and an open-plan kitchen/living/dining area that is perfect for entertaining. A guest WC on the ground floor adds to the practicality of this well-designed home, while a family bathroom on the first floor ensures ample facilities for all.

The property is situated within walking distance to Newtownards, providing easy access to local amenities and key arterial routes to Belfast, making it an excellent choice for commuters. The beautifully landscaped gardens to both the front and rear of the home feature lush lawns, inviting decked entertaining areas, and a delightful pergola, creating a serene outdoor space for relaxation and gatherings.

Additionally, the fully fitted utility room offers convenient access to the integral garage, enhancing the functionality of this remarkable family residence. Viewing is highly recommended to truly appreciate the quality and charm of this outstanding home.



## Key Features

- Fantastic Detached Family Home Off The Belfast Road In Newtownards
- Living Room With Stove, Family Room And Open Plan Kitchen/Living/Dining Room
- Walking Distance To Newtownards, Local Amenities And Arterial Routes To Belfast
- Fully Fitted Utility Room With Access To Integral Garage
- Six Bedrooms, Primary With Luxury Ensuite And Bedrooms Three And Four With Jack And Jill Shower Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Landscaped Gardens to Front And Rear With Lawn, Decked Entertaining Areas And Pergola
- Viewing Is Highly Recommended For This Exceptional Family Home



### Accommodation Comprises:

#### Entrance Hall

Ceramic tiled flooring, recessed spotlighting, under stair storage.

#### Living Room

23'0 x 13'0

Wooden flooring, Inglenook style fireplace with slate hearth, multi fuel stove and decorative surround, recessed spotlighting, double doors to rear garden.

#### Family Room

13'1 x 13'0

Wooden flooring.

#### Guest WC

White suite comprising wall mounted wash hand basin with mixer tap, low flush wc, chrome radiator, part tiled walls, tiled flooring, recessed spotlighting.

#### Kitchen/Living/Dining Room

24'1 x 20'1

Range of high and low level units, wooden work surfaces, space for American style fridge/freezer, pull out larder units, feature glazed units, space for range style cooker with integrated extractor fan and hood, integrated dishwasher, island with storage, seating and undermounted ceramic sink with mixer tap and built in drainer, hot tap, space for dining table, family area with feature wall mounted gas fire, vaulted ceiling with Velux style windows, sliding doors to rear garden, built in music system, recessed spotlighting, access to separate utility room.

#### Utility Room

12'1 x 11'1

Range of high and low level units, wooden work surfaces, plumbed for washing machine, space for tumble dryer, single stainless steel sink with mixer tap and built in drainer, ceramic tiled flooring, door to rear garden, door to integral garage.

#### Integral Garage

20'0 x 11'0

Up and over roller door, gas fired boiler, wall mounted chrome radiator.

#### First Floor

##### Landing

Linen cupboard, roof space access, recessed spotlighting, light tunnels.

##### Bedroom 1

15'1 x 13'0

Double room, built in wardrobes, ensuite shower room.

##### Ensuite Shower Room

Luxury ensuite shower room comprising walk in shower with overhead shower, built in shelving and glazed screen, two wall mounted radiators, vanity unit with sink, storage and mixer tap, low flush wc, tiled walls, tiled flooring, recessed spotlighting, extractor fan.

##### Bedroom 2

13'0 x 9'0

Double room.

##### Bedroom 3

15'0 x 11'0

Double room, built in shelving, Jack and Jill shower room.

#### Jack and Jill Shower Room

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, wall mounted chrome radiator, corner shower enclosure with overhead shower and glazed door, tiled walls, tiled flooring, recessed spotlighting, extractor fan.

#### Bedroom 4

11'0 x 11'0

Double room, built in shelving, Jack and Jill shower room.

#### Bedroom 5

12'0 x 9'0

Double room, built in wardrobes, recessed spotlighting.

#### Bedroom 6

10'0 x 7'0

Double room, built in wardrobes, dado rail.

#### Family Bathroom

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with jacuzzi jets, chrome radiator, corner shower enclosure with overhead shower and glazed doors, tiled flooring, tiled walls, recessed spotlighting.

#### Outside

Front: Brick paviour driveway, area in lawn, mature trees, access to garage.

Rear: Fully enclosed, area in lawn, pergola, shed, decked entertaining areas, mature shrubs, trees and hedging.











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>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 PlanIt.

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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