

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 ISLANDHILL DRIVE,  
NEWTOWNARDS, BT23 7AL**

**OFFERS AROUND £299,950**



Located in the sought-after residential area of Islandhill Drive, Newtownards, this fantastic four-bedroom house offers a perfect blend of comfort and modern living. The property boasts four spacious double bedrooms, ensuring ample space for family and guests alike. The home is complemented by a roof space that features two generous rooms and a convenient WC with a stylish white suite, providing additional versatility for your living needs.

At the heart of the home lies a large family kitchen, complete with a central island, which flows seamlessly into a sunroom/dining area, creating an inviting space for both everyday living and entertaining. Adjacent to the kitchen, a practical utility room adds to the functionality of this delightful home.

The south-facing garden is a true highlight, featuring an outdoor bar and games room, perfect for summer gatherings and relaxation. An additional pergola enhances the outdoor space, providing a charming area to unwind. The property also benefits from a large driveway, offering parking for multiple vehicles, a rare find in such a desirable location.

Conveniently situated close to the town centre, this home is within easy reach of local schools and provides quick access to arterial routes leading to Belfast City. This property is an ideal choice for families seeking a spacious and well-appointed home in a vibrant community. Don't miss the opportunity to make this wonderful house your new home.



## Key Features

- Fantastic Four Bedroom Detached Property In A Quiet Cul De Sac Location
- Four Double Bedrooms, Two With Built In Wardrobes
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Close To Newtownards Town Centre, Bangor And Main Arterial Routes To Belfast
- Large Open Plan Kitchen With Island, Open To Sunroom/Dining Room, Adjacent Family Room
- Roofspace With Two Large Rooms And WC With White Suite
- Landscaped Gardens To Front And Rear, South Facing Garden And Pergola And Bar/Games Room
- Early Viewing Is Recommended For This Deceptively Spacious Family Home



### Accommodation Comprises:

#### Entrance Porch

5'10" x 5'10"

Wood laminate flooring.

#### Kitchen

23'11" x 12'1"

Range of high and low level units, laminate work surfaces, space for range cooker, built in extractor fan and hood, one and a quarter stainless steel sink with mixer tap and built in drainer, plumbed for dishwasher, island with ceramic undermounted sink and mixer tap, wood laminate flooring, recessed spotlighting, feature brick and wooden beam archway, open to sunroom, stable door to rear hallway.

#### Sunroom

9'10" x 9'10"

Wood laminate flooring, door to decked area and garden.

#### Family Room

15'8" x 12'5"

Wood laminate flooring, open fireplace with feature brick surround and tiled hearth, overlooking front garden.

#### Rear Hall

5'2" x 4'3"

Wood laminate flooring, door to rear garden.

#### Utility Room

10'2" x 6'2"

Range of high and low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, gas boiler, door to integral garage.

#### Integral Garage

24'3" x 9'2"

Up and over roller door, power and light.

#### Bedroom 1

16'8" x 10'2"

Double room, wood laminate flooring, recessed spotlighting.

#### Bedroom 2

13'9" x 10'5"

Double room, wood laminate flooring, built in robes.

#### Bedroom 3

12'5" x 10'5"

Double room, wood laminate flooring.

#### Bedroom 4

9'10" x 8'10"

Double room, wood laminate flooring, built in robes.

#### Bathroom

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with mixer tap, wall mounted chrome radiator, walk in shower enclosure with overhead shower and glazed door, laminate flooring, tiled walls, recessed spotlighting, extractor fan.

#### First Floor

#### Landing

Velux type window.

#### Converted Roofspace

Room 1: 3.9 x 3.9 @ widest points, eaves storage, double room, eaves storage.

Room 2: 3.8 x 2.7 double room, views of Scrabo Tower, built in storage.

#### WC

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, tiled walls, laminate flooring, velux type window.

#### Outside

Front: brick paviour driveway, stoned area.

Rear: area in stone, paved area, pergola, bar/games room, private, south facing.









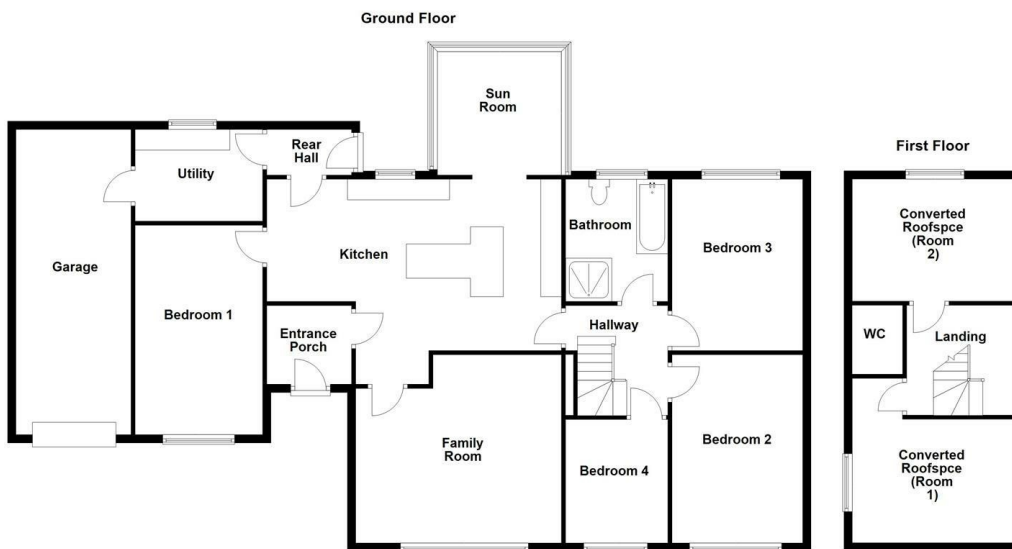












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

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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