

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 CRAIGANTLET ROAD, NEWTOWNARDS,  
BT23 4TE**

**OFFERS AROUND £650,000**



Located in the picturesque hills of Craigantlet, this unique architecturally designed detached house offers an exceptional living experience. Built in 1996, this impressive property spans approximately 3,500 square feet and boasts a harmonious blend of modern elegance and functional design.

Upon entering, you are greeted by a spacious open plan living, dining, and family room, perfect for both entertaining and everyday family life. The bespoke kitchen is a true highlight, featuring a polished concrete island that serves as a stunning focal point, complemented by a separate utility room and pantry for added convenience.

The first floor hosts three well-appointed bedrooms, including a primary suite complete with an ensuite bathroom and a dressing room, ensuring a private retreat. The second bedroom also benefits from its own dressing room, while the ground floor annex offers versatility with an ensuite shower room, dressing room, kitchen, and living area, making it ideal for guests or as a private space for older children.

This property is finished to an exceptionally high standard, showcasing stunning features throughout that enhance its appeal. A dedicated study provides an ideal workspace for those who work from home, ensuring productivity in a serene environment.

Set within beautifully landscaped gardens, the outdoor space includes a paved area perfect for sunny entertaining and a BBQ area, ideal for summer gatherings. The double garage adds practicality to this already impressive home.

Conveniently located near Holywood, Newtownards, and East Belfast, this property offers a semi-rural outlook while remaining close to local amenities. This is a rare opportunity to acquire a truly remarkable home in a sought-after location.



## Key Features

- Stunning Detached Architecturally Designed Home In The Craigantlet Hills
- Four Double Bedrooms, Three With Ensuite Facilities And Two With Dressing Rooms
- Landscaped Gardens With South West Facing Entertaining Area, BBQ Area And Double Garage,
- Bespoke Kitchen With Polished Concrete Feature Island, Good Range Of Units And Separate Utility Room/Pantry
- Built In 1996, Circa 3500 Sq Ft and With Adaptable Accommodation Throughout
- Four Reception Areas Including Living/Dining/ Family Room
- Three Bedrooms On First Floor And Additional Bedroom Within Ground Floor Annex
- Finished To An Exceptionally High Standard And Early Viewing Is Recommended



### Accommodation Comprises:

#### Entrance Hall

Stone feature tiled floor and barn door.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap, low flush w.c., stone feature tiled flooring.

#### Open Plan Dining Hall

14'7 x 11'8

Range of built-in robes and cupboards, Lanarkshire range open fire.

#### Lounge

19'5 x 17'9

Brick feature fireplace with wood burning stove, tiled hearth and wooden plinth, solid wood flooring, attractive beam feature vaulted ceiling, two sets of pvc patio doors.

#### Living Room

18'4 x 15'5

Polished concrete flooring, wood burning stove, recessed spotlighting, open to:

#### Dining Room

18'8 x 15'0 (at widest point)

Polished concrete flooring, large sliding patio doors, two wall mounted feature radiators, recessed spotlighting, open to:

#### Kitchen

15'9 x 14'6

Attractive range of high and low level bespoke plywood units, to include two built-in ovens, integrated undercounter freezer and pull-out larder, large polished concrete feature island with inset 1 1/4 bowl stainless steel sink unit with mixer tap, five ring induction hob, integrated dishwasher, integrated pull-out bins, two bespoke built-in cabinets, ornate cast iron fireplace, recessed spotlighting, polished concrete flooring.

#### Utility/ Pantry

13'5 x

Range of high and low level matching units with matching work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, integrated full length fridge, plumbed for washing machine, space for dryer, polished concrete flooring, recessed spotlighting, boiler house with oil fired boiler.

#### Study

9'3 x 8'3

Stone feature tile flooring.

#### Annex

#### Entrance Hall

Terrazzo tile flooring, cloakroom storage.

#### Lounge

14'7 x 9'6

Cast iron fireplace with tiled hearth, feature wall mounted radiator, Terrazzo tile flooring open to:

#### Kitchen

6'0 x 4'0

Newly fitted range of high and low level units, wood effect work surfaces with inset stainless steel sink unit with mixer tap, built-in microwave oven, integrated undercounter fridge, Terrazzo tile flooring.

#### Bedroom

14'4 x 9'4 (at widest point)

Terrazzo tile flooring.

#### Ensuite Bathroom

Luxury white suite comprising bath with matching tiled panel, mixer tap with telephone hand held shower, electric over head shower, shower screen, feature tiled walls, vanity unit with mixer tap, low flush w.c., period style towel radiator, tiled flooring.

#### First Floor

#### Landing

Linen cupboard.

#### Bedroom 1

13'7 x 13'2

Wood laminate flooring, recessed spotlighting.

#### Dressing Room

14'7 x 4'6

Velux window, recessed spotlighting.

#### Ensuite Shower Room

Luxury white suite, built-in shower cubicle with built-in shower and tiled walls, vanity unit with mixer tap, low flush w.c., ceramic tile flooring, recessed spotlighting.

#### Bedroom 3

12'11 x 9'7

Wood laminate flooring, recessed spotlighting.

#### Dressing Room

14'6 x 9'9

(into bay) wood laminate flooring, recessed spotlighting, leading to:

#### Bedroom 2

19'0 x 6'1

Two Velux windows, wood laminate flooring, recessed spotlighting.

#### Shower Room

Classic white suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, tile feature walls and shower screen, wash hand basin, low flush w.c., matching tile flooring, period feature radiator, recessed spotlighting, Velux window.

#### Outside

Front garden with two lawn areas, large south west facing paved patio areas, flowerbeds, large driveway finished in stone and boundary conifer trees. Enclosed rear garden area laid with brick feature paving including outside open fireplace and BBQ area, outside lighting, outside socket, hot and cold water tap.

#### Double Steel Framed Shed

29'5 x 19'7

Power, two roller shutter doors.









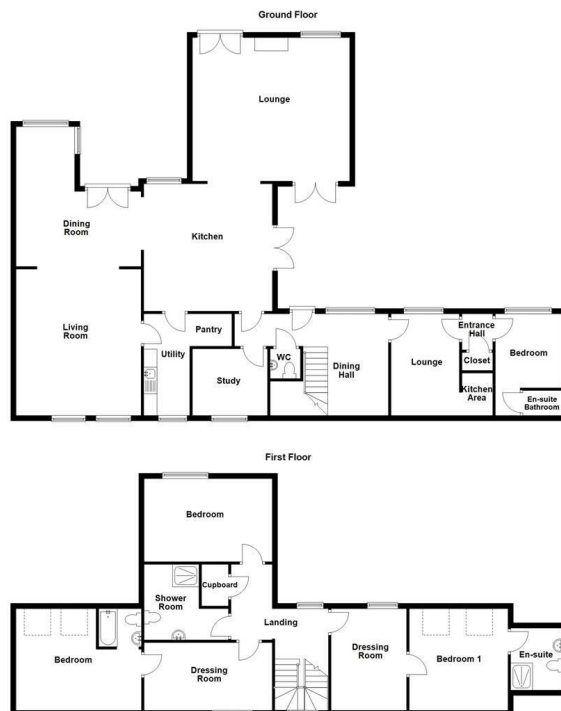












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	64	66
		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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