



**20 CARLETON BRIDGE WAY,
NEWTOWNARDS, DOWN,**

OFFERS OVER £224,950

A beautifully presented, newly constructed semi-detached property located in the highly sought-after Carleton Bridge Mews development. Offering a stylish blend of modern living and practical design, this home is perfect for families and professionals alike.

Step inside to a welcoming entrance hall that leads to a convenient guest toilet, both finished with elegant herringbone tile flooring. The kitchen and dining area, showcasing a luxury range of high and low-level matt black units, complemented by granite work surfaces and matching upstand. A sleek undermount stainless steel sink unit is paired with a Flex 3-in-1 matt black boiling water tap for ultimate convenience. The kitchen also features a built-in under oven, four-ring ceramic hob, stainless steel extractor hood, integrated fridge freezer and dishwasher, while herringbone tile flooring continues the sophisticated aesthetic.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with an ensuite shower room. The luxury family bathroom features a corner shower cubicle and a separate panelled bath. Additional benefits include, Bluetooth speaker systems throughout the kitchen and living room, 6-panel Solar PV System for enhanced energy efficiency, uPVC double glazing and gas fired central heating, enclosed rear garden laid in lawn with patio area and a tarmac driveway offering space for two vehicles. Early viewing is highly recommended to fully appreciate all this beautiful home has to offer.



Key Features

- Stunning Semi Detached Property In The Popular Carleton Bridge Mews Development
- Modern Kitchen/ Dining Area With Integrated Appliances And Separate Utility Room
- Family Bathroom Suite With Corner Shower Cubicle And Separate Panelled Bath
- 6 Panel Solar PV System, uPVC Windows And Gas Fired Central Heating System
- Entrance Hall Leading To Guest Toilet Both Finished With Herringbone Tile Flooring
- Three Well Proportioned Bedrooms, Master Bedroom With Ensuite Shower Room
- Bluetooth Speaker System Installed Throughout The Kitchen And Living Room
- Enclosed Rear Garden In Lawn With Patio Area And Tarmac Driveway To Front



Accommodation

Comprises:

Entrance Hall

Herringbone style tile flooring.

Living Room

13'3" x 12'7"

Corner view wall mounted electric fire.

Kitchen/ Dining

16'8" x 10'1"

Luxury range of high and low level matt black units, granite work surfaces with matching upstand, undermount stainless steel sink unit, flex 3 in 1 matt black boiling water tap, built-in under oven, four ring ceramic hob, stainless steel extractor hood, concealed under unit lighting, integrated fridge freezer, integrated dishwasher, Herringbone style tile flooring, patio doors to rear, recessed spotlighting.

Utility

3'7" x 7'4"

Space for washing machine, space for tumble dryer.

Ground Floor WC

Modern white suite comprising, Low flush w.c., semi pedestal wash hand basin with mixer tap, tiled splashback, LED mirror, Herringbone style tile flooring.

First Floor

Landing

Linen storage cupboard.

Bedroom 1

13'3" x 12'5"

Leading to:

Ensuite Shower Room

Modern white suite comprising large walk-in shower cubicle, fully tiled shower enclosure, sliding shower door, low flush w.c., pedestal wash hand basin with mixer tap and tiled splashback, chrome towel radiator, LED mirror, tiled flooring, recessed spotlighting.

Bedroom 2

10'5" x 8'8"

Bedroom 3

10'5" x 7'8"

Bathroom

8'8" x 5'5"

Modern white suite comprising panelled bath with mixer tap and handheld shower, corner walk-in shower cubicle, fully tiled shower enclosure, sliding shower doors, low flush w.c., semi pedestal wash hand basin with mixer tap, chrome towel radiator, LED mirror, tiled flooring, part tiled walls, recessed spotlighting.

Outside

Tarmac driveway to front with space for two vehicles and side gate leading to rear. Enclosed rear garden, patio area with stone boarder, garden in lawn, boundary fence, outside tap, outside light.



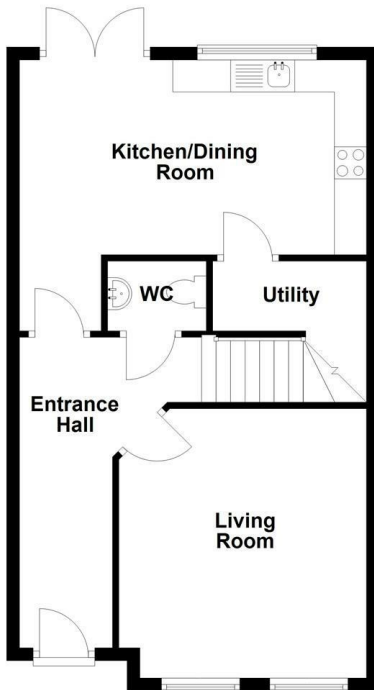




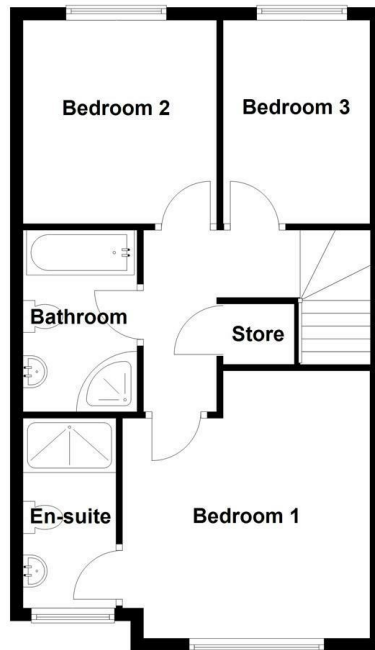




Ground Floor



First Floor



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