



# 12 Mountpleasant Drive

**Newtownards BT23 4WP**  
 Asking price £265,000

Welcome to 12 Mountpleasant Drive!

This is a fantastic opportunity to purchase a stunning semi detached property within a new development. Mount Pleasant is a modern stylish, development placed at the heart of a traditional rural town offering a range of local pubs and restaurants or peaceful, relaxing shore strolls.

Downstairs comprises a welcoming entrance hall with WC, one spacious living room, a modern shaker style fitted kitchen with a range of built in appliances & Quooker kitchen tap open plan to the dining area and a separate utility room with matching units to kitchen. Upstairs are four bedrooms - the master bedroom featuring a luxury an en-suite shower room & a white four piece bathroom suite.

Further benefits include an air source heat pump which is low-carbon way of heating your home. It is more energy efficient as the pump uses less electrical energy than the heat it produces. The heat pump works by absorbing heat from the outside air into a liquid refrigerant at a low temperature. Using electricity, the pump compresses the liquid to increase its temperature. It is then condensed back into a liquid in order to release

- Beautiful semi detached property built in November 2022 within a modern & stylish development
- Welcoming entrance hall with under stairs WC & living room to the front of the house
- Shaker style fitted kitchen with built in appliances and Quooker tap open plan to dining area
- Separate utility room with matching units to kitchen
- Four bedrooms - master featuring luxury en-suite shower room
- Separate family four piece bathroom suite
- Air source heat pump system & NHBC warranty until November 2032
- Private & enclosed rear gardens laid in lawn with raised decking area
- Ideally located close to Scrabo Country Park & Newtownards Town Centre
- Management fees of £142 per year for upkeep of development communal areas, rates £1,393.92 per year

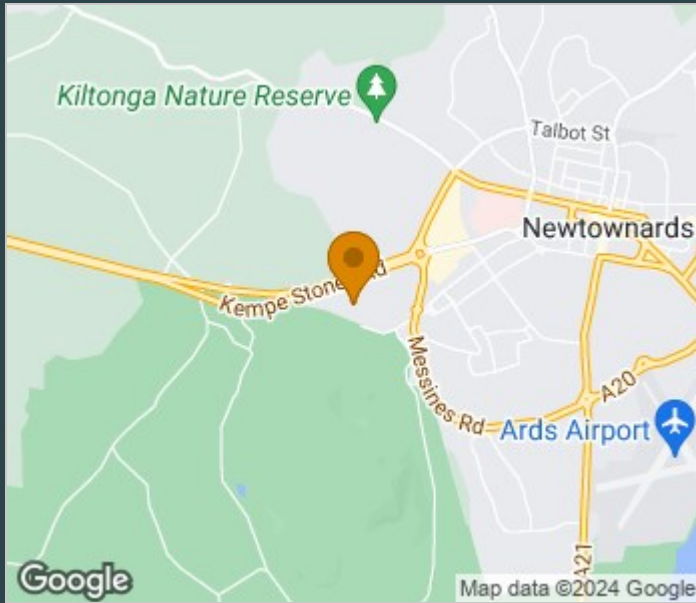
## Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.






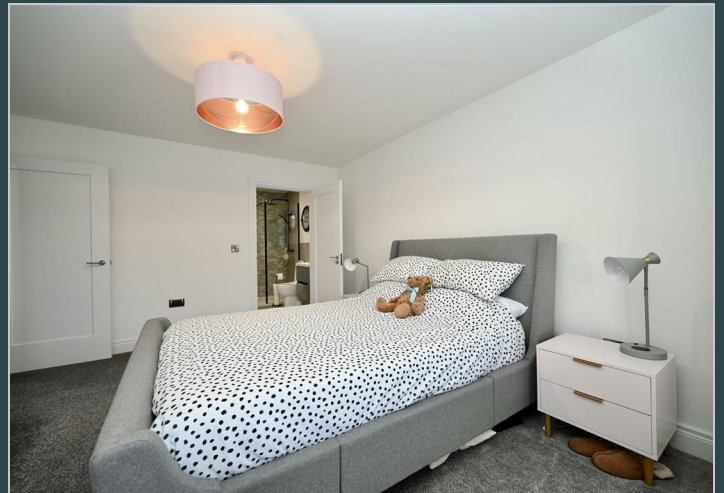
## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>	EU Directive 2002/91/EC 	



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