



OFFERS OVER

£320,000

1 Falcon Drive
Newtownards
BT23 4GH



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Sales, Lettings and Property Management

A stunning family home, offering immaculate flexible family accommodation on a sought-after corner site with delightful aspect and views, in this highly regarded Mountain Road location.

Ideally positioned within easy reach of Newtownards and its many amenities, this striking family home offers exceptionally well-presented, spacious, and flexible accommodation ideal for the modern family. Accommodation comprises of spacious entrance hall with feature herringbone flooring, living/dining room with window seat, master bedroom with large en-suite, newly installed utility/wc combines with the extensive open plan kitchen, living, dining space with built-in appliances, island unit, and multi-fuel stove making this "designer" space so warm and

inviting. Originally four bedrooms the vendors have created 3 large bedrooms which can be easily converted back to four bedrooms, master bedroom with large en-suite and contemporary family bathroom. With well-thought-out storage combining with the superb presentation, this home is very much "ready to move into".

Externally there is excellent driveway parking to the large garage, with mature lawn and hedging to the front whilst the

extensive south-facing side and rear gardens offer a number of outdoor spaces to enjoy the delightful aspect and privacy for the discerning family buyer. Presented with flair and style throughout, early viewing is highly recommended.



PROPERTY FEATURES



- Stunning Family Home On Extensive Corner Site
- Spacious Hallway, New Utility/WC, Living/Dining Room
- Superb Kitchen, Living, Dining With Island Unit And Stove
- Potentially Four Bedrooms, Currently Laid Out As Three
- Master Bedroom With Large En-Suite
- Contemporary Family Bathroom, Excellent Storage
- Gas Heating, Double Glazed, PVC Fascia, Guttering, Eaves,, Superb Energy Rating
- Highest Quality Flooring, Decoration & Presentation Throughout
- Extensive South Facing Gardens On Delightful Private Corner Site
- "Show Home" Quality In Highly Regarded Mountain Road Location









THIS PROPERTY COMPRISES

Entrance Porch

6'9" x 4'2"

Hardwood front door. External security light.

Entrance Hall

16'8" x 8'5"

Feature herringbone flooring. Understairs storage.

Living/Dining Room

23'2" x 13'2"

Stone fireplace. Double aspect windows. Window seat.

Bedroom 1

12'2" x 11'5"

Front aspect.

En-Suite

White suite comprising of double-width shower cubicle with "rainforest" style shower head, pedestal wash hand basin and low flush WC. Ceramic tiled floor. Recessed spotlights and extractor fan. Feature wood paneling.

Utility/WC

8'4" x 6'2"

Newly installed utility with excellent storage, plumbed for washing machine/dryer. Low flush WC, feature porcelain basin with "black" mixer tap. Herringbone flooring. Extractor fan.

Kitchen, Living & Dining

29'6" x 10'8"

Stunning range of high and low-level units and drawers with

wood block effect worktops, 8-ring country-style range with oven, grill, integrated extractor and tiled splashback, feature island unit, "Belfast sink unit, integrated dishwasher.

Recessed spotlights, Victorian-style tiling. Open plan to living room, recently installed wood-burning stove. Triple aspect windows, access to rear.

First Floor

17'9" x 5'3"

Storage

6'6" x 4'4"

Under Eaves Storage x 2

35'1" x 4'

Storage.

Bedroom 2

17'2" x 10'10"

Originally 2 bedrooms retaining twin doors. Velux style windows.

Bedroom 3

17'10" x 17'7"

2 access doors. Fourth potential.

Family Bathroom

10'8" x 4'3"

Contemporary three-piece suite comprising double-width shower cubicle with rainforest style shower head, corner shower cubicle, wash hand basin and monobloc tap, low flush WC, and chrome heated towel rail. Extractor fan and ceramic tiled flooring. Built-in storage.

Outside Front

Extensive driveway parking. Mature lawn, shrubs, and hedging.

Garage

20'4" x 11'3"

Up and over door.

Outside Rear

Paved patio. Mature lawn, shrubs, hedging, planting, and rockery.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Ground Rent understood to be £50 per annum.

Rates - Understood to be approximately £ 1,437.48.

Directions

From the Square Follow A20, William St and Crawfordsburn Rd to Mountain Rd, Continue on Mountain Rd. Take Whiteways to Blackwood Ave/Falcon Dr. The property will be on the right-hand side.

FLOOR PLANS

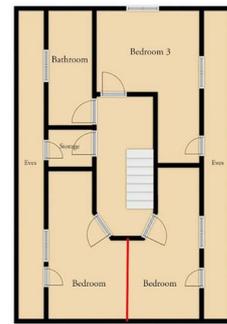
1 Falcon Drive, Newtownards



Ground Floor

GROUND FLOOR

1 Falcon Drive, Newtownards



First Floor

FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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	

* For your information: The UK average rating is 'E50'.



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