



- Impressive detached family home located on the southern periphery of Newtownards
- Occupying a delightful, elevated position overlooking Londonderry Park
- Well-appointed accommodation complimented by cleverly-designed layout
- Extending to approximately 2,300 sq ft
- Cloaks WC & utility
- Living Room / Dining Room / Sitting Room / Sun Room
- Kitchen with casual dining
- Four double bedrooms all with built in robes
- Principal with ensuite
- Main bathroom
- Slingsby ladder to floored roofspace with light & power measuring 11.8 x 3.2m
- Solid construction - Concrete floors on all levels - reduced noise
- Built-in internal vacuum system
- Oil fired central heating (underfloor heating on both floors)
- Mains flow cylinder and immersion heater meaning no water tank in roofspace
- Low-maintenance exterior facade- crafted to resemble timber detailing but constructed from concrete, combining aesthetic charm with long-lasting quality
- Long lasting asphalt driveway offering ample parking
- Double garage with light, power, hot & cold taps plus floored attic
- Corner site - Garden in lawn with patio benefiting from sunny south facing aspect
- Easily accessible to Bangor, Belfast & City Airport
- Positioned on the doorstep of the beautiful Ards Peninsula, the centre of Newtownards is only minutes away

Offers Around  
£425,000

5 Bramble Wood,  
NEWTOWNARDS,  
BT23 8WZ

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Viewing by  
appointment  
through agent  
028 9042 4747

Located on the southern periphery of Newtownards along the Old Shore Road, 5 Bramble Wood is an impressive, detached family home occupying a delightful, elevated position overlooking Londonderry Park playing fields.

Extending to approximately 2,300 sq ft, the property affords a wealth of well-appointed accommodation complimented by a cleverly-designed layout. Briefly comprising hallway, cloaks WC, living room, dining room, kitchen with adjoining utility. A separate sitting room flows seamlessly into sunroom which overlooks and has direct access to the sunny, south facing garden. On the first floor are four double bedrooms - principal with ensuite plus main bathroom. Constructed to a notably high standard, the property benefits from solid construction with concrete floors incorporating underfloor heating to ground and first floor, ensuring durability and sound insulation. The asphalt driveway adds to the home's practicality, while the low-maintenance exterior facade combines aesthetic charm with long-lasting quality.

Positioned on the doorstep of the beautiful Ards Peninsula, the centre of this bustling market town is only minutes away. Belfast is easily reached via arterial routes making it ideal for commuters. Sailing, golf, field sport facilities and even a light aircraft airport and all close-by with a variety of schooling easily accessible. All in all, wonderful family home within a convenient and desirable location.



The Property Comprises:

### Ground Floor

uPVC double glazed front door to:

HALLWAY: Tiled floor, ceiling rose, cornice ceiling.

CLOAKS/WC: Low flush wc, wall mounted wash hand basin with mixer tap, inlaid decorative tiled splashback, ceramic tiled floor, window.

SNUG: 12' 2" x 11' 10" (3.7m x 3.6m) Solid wooden floor. Bevelled glazed double doors to:



SUN ROOM: 12' 10" x 9' 10" (3.9m x 3m) uPVC double glazed single door to exterior, ceramic tiled floor, recessed spotlights, ceiling speakers.



LOUNGE: 16' 1" x 13' 9" (4.9m x 4.2m) Feature (gas) fireplace with mahogany surround and tiled hearth, solid wooden floor, ceiling rose, cornice ceiling, Bevelled glazed double doors to:



DINING ROOM: 13' 9" x 10' 2" (4.2m x 3.1m) Solid wooden floor, ceiling rose, cornice ceiling.



KITCHEN: 19' 0" x 10' 2" (5.8m x 3.1m) Fitted kitchen with excellent range of high and low level units, exposed open shelving with pull-out larder doors, built-in AEG eye level oven, microwave and grill, four ring ceramic hob, dishwasher and fridge/freezer.

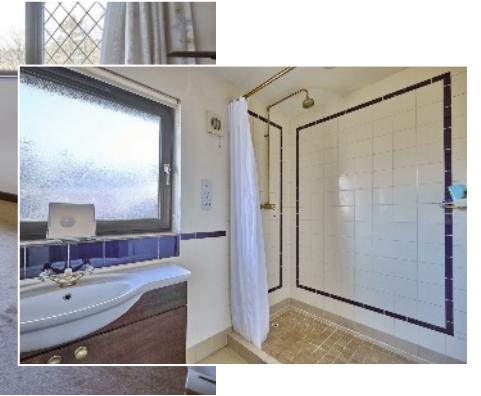


UTILITY ROOM: 10' 2" x 4' 11" (3.1m x 1.5m) Plumbed for washing machine, space for dryer, space for chest freezer.

### First Floor

PRINCIPAL BEDROOM: 15' 1" x 11' 10" (4.6m x 3.6m)

ENSUITE SHOWER ROOM: Walk-in shower cubicle with mains power shower unit, wash hand basin with mixer tap, close coupled wc, bidet, decorative tiled walls, ceramic tiled floor, shaver point, extractor fan, window, built in laundry basket.



BEDROOM (2): 15' 5" x 13' 9" (4.7m x 4.2m) Wall-to-wall built-in robes.



BEDROOM (3): 13' 9" x 10' 10" (4.2m x 3.3m) Wall-to-wall built-in robes, built in desk

BEDROOM (4): 12' 2" x 7' 10" (3.7m x 2.4m) Built-in robe, built in desk



BATHROOM: White bathroom suite comprising tiled panelled bath with mixer tap and telephone hand shower, wash hand basin with mixer tap and low level cupboard, close coupled wc, shaver point, bidet, decorative tiled walls, ceramic tiled floor, extractor fan, window, built in laundry basket.



LANDING: Hotpress with mains flow cylinder (no tank in roofspace), immersion heater.

Access to:

FLOORED ROOFSPACE: 38' 9" x 10' 6" (11.8m x 3.2m) via Slingsby ladder with light and power.



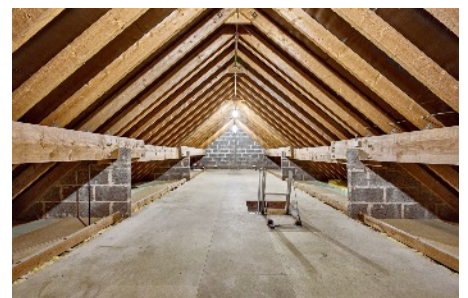
## Outside

Prime corner site enjoying elevated position overlooking Londonderry Park Playing Fields.

Asphalt driveway offering ample parking.

Garden in lawn with patio benefiting from sunny south facing aspect. Mature fruit trees and vegetable plot. Outside tap and light. Glimpses of Strangford Lough & Scrabo Tower. Pleasant neighbourly cul-de-sac.

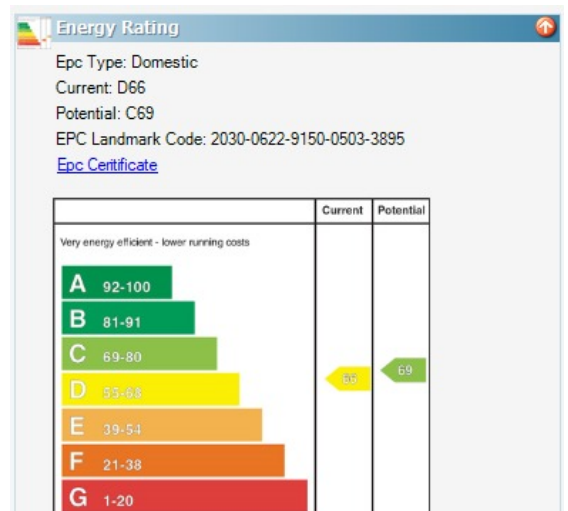
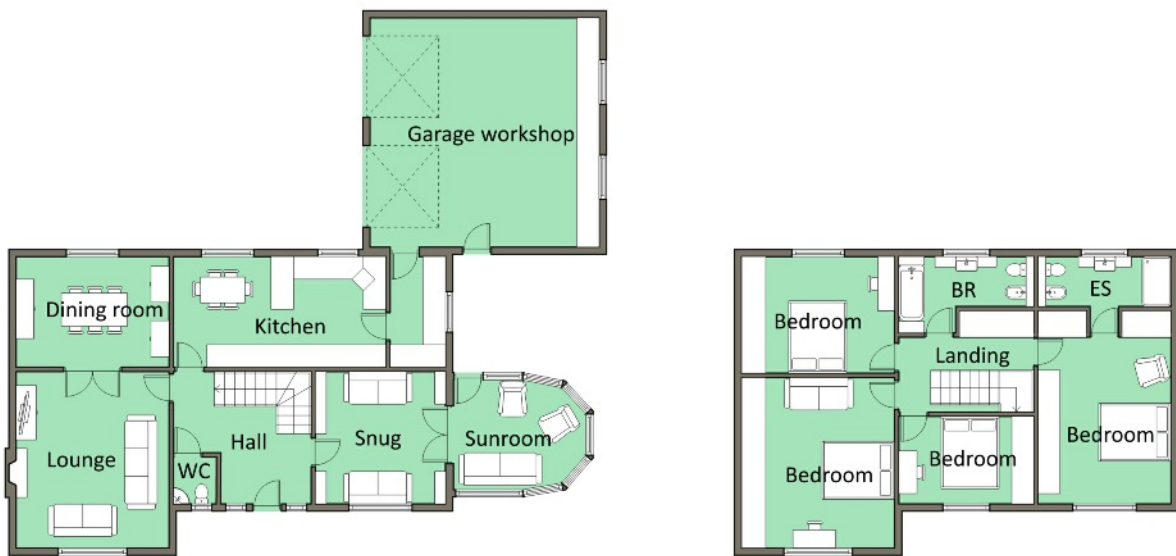
DOUBLE GARAGE: Light, power, hot and cold water taps plus floored attic (for additional storage). Extensive cupboards & shelving.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

From Portaferry Road Roadabout, continue south along Portaferry Road for approx 0.5 miles then turn left onto Old Shore Road. Bramble Wood is second on the right hand side.



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