

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**42 LOUGHRIES ROAD,
NEWTOWNARDS, BT23**

OFFERS AROUND £400,000

This charming detached bungalow is set on a mature and secluded one-acre site, offering beautifully landscaped gardens with lush lawns, mature trees, and a variety of specimen planting. A hidden fruit and vegetable garden, along with a water feature, seating areas, and a garden room with light and power, provide a peaceful and picturesque setting perfect for relaxation or entertaining.

Inside, the home boasts a spacious formal living room, ideal for hosting guests, as well as a cozy sitting room featuring a fireplace and double doors that open to the garden. The well-appointed kitchen offers ample storage and functionality, complemented by a rear porch with the added convenience of a separate WC. The property has four generous double bedrooms, including a master suite with an ensuite bathroom and a walk-in robe. A family bathroom with a white suite completes the accommodation.

Externally, the property benefits from a large detached garage with a substantial basement, providing excellent storage or potential for further use. The extensive driveway offers superb parking and turning facilities. Located just a short drive from Newtownards, this home enjoys excellent transport links while retaining its tranquil, semi-rural charm. A rare opportunity to acquire a unique and beautifully maintained property in an idyllic setting, this home must be seen to be fully appreciated.



Key Features

- Spacious Detached Bungalow On A Site Circa 1 Acre
- Landscaped Gardens With Lawns, Mature Trees, Shrubs, Water Feature, Seating, and Garden Room
- Close To Both Newtownards And Bangor City Centre
- Formal Living Room and Sitting Room With Fireplace and Double Doors To The Garden
- Kitchen With An Excellent Range Of Units, Dual Aspect Views And Door To Garden
- Four Bedrooms, Primary With Ensuite and Walk-In Dressing Room
- Family Bathroom With White Suite And Additional Guest WC
- Oil-Fired Central Heating And Double Glazed Windows



Accommodation

Comprises:

Entrance Hall

Formal Living Room

27'0" x 12'2"

Cast iron fireplace with tiled inset and wooden surround, dual aspect views.

Living/Dining Room

22'0" x 9'6"

Raised fireplace with open fire and back boiler, double doors to gardens, space for informal dining.

Kitchen

15'3" x 9'6"

Range of high and low level units, single drainer stainless steel double sink unit with mixer tap, inset 4 ring hob, integrated dishwasher, ceramic tiled floor, tiled splashback, recessed low voltage spotlighting, door to rear garden.

Primary Bedroom

15'8" x 11'8"

Double room.

Dressing Room

Fitted units.

Ensuite Shower Room

White suite comprising low flush WC, vanity unit with mixer taps, fully tiled shower cubicle with thermostatically controlled shower unit, tiled floor.

Bedroom 2

9'8" x 9'1"

Double room.

Bedroom 3

11'1" x 10'0"

Double room.

Bedroom 4

9'8" x 9'8"

Double room.

Bathroom

White suite comprising low flush WC, vanity unit with mixer tap, fully tiled shower cubicle, independent electric shower unit.

Outside

Circa 1 acre with parking for multiple vehicles, mature trees, shrubs, specimen plants, water feature/pond, fruit garden, seating areas, large garden room/orangery for outside entertaining.

Detached Garage

35'7" x 21'3"

Twin roller doors, one electric, light and power.

Workshop

35'7" x 21'3"

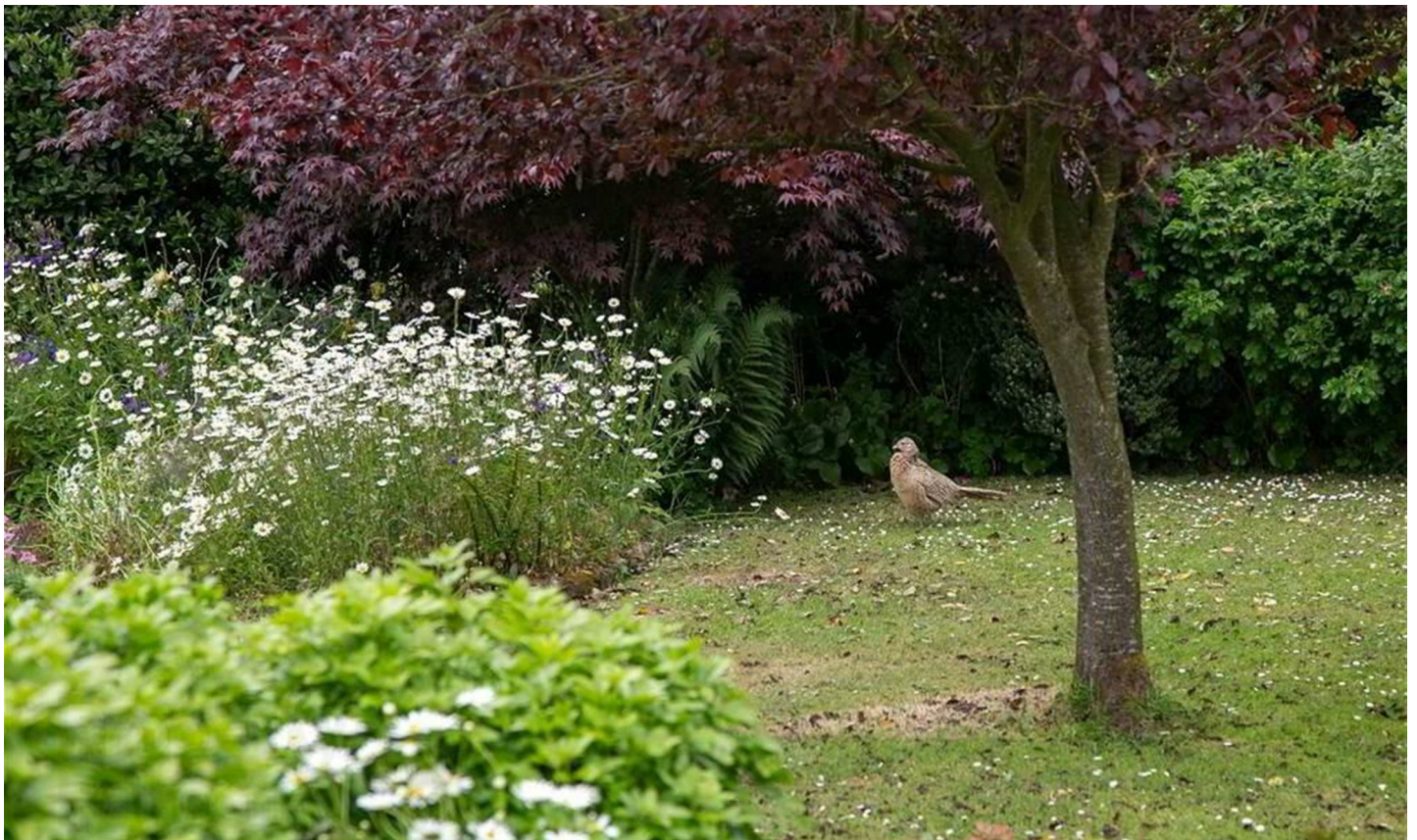
Twin up and over doors, light and power, oil fired boiler.











Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	63
(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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