

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**104 PORTAFERRY ROAD,  
NEWTOWNARDS, BT22 2AH**

**OFFERS OVER £595,000**



Located on the picturesque Portaferry Road in Newtownards, this beautiful detached home offers a perfect blend of comfort and elegance. The property boasts uninterrupted views of the stunning Strangford Lough, as well as the iconic Scrabo Tower, creating a serene backdrop for everyday living.

Upon entering, you are welcomed into a spacious layout featuring three reception rooms, including a large sunroom adorned with an orangery roof light, which floods the space with natural light. The open plan kitchen and living room is designed for modern living, complete with a charming wood-burning stove, making it an inviting space for family gatherings and entertaining guests. The living room and sunroom both offer access to the front garden, seamlessly blending indoor and outdoor living.

The home comprises four generously sized double bedrooms, with the primary suite featuring an ensuite shower room for added convenience. Additionally, there is a ground floor shower room and a family bathroom on the first floor, ensuring ample facilities for family and guests alike.

The landscaped gardens are a true highlight, offering various seating areas to enjoy the tranquil surroundings. The property also provides parking for multiple vehicles and convenient access to a garage, making it ideal for families or those who appreciate outdoor activities.

Built in 1946, this charming residence combines classic features with modern comforts, making it a wonderful opportunity for anyone seeking a family home in a desirable location. With its stunning views and spacious living areas, this property is not to be missed.



## Key Features

- Stunning Detached Property Overlooking Strangford Lough On A Private Site
- Open Plan Kitchen/Living Room With Wood Burning Stove And Doors To Front Garden
- Three Reception Rooms Including Dining Room, Living Room And Large Sunroom With Orangery Roof Light
- Gated Entry And Large Parking Bay With Space For Multiple Vehicles
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Landscaped Gardens to Front, Side And Rear With Multiple Seating/Entertaining Areas
- Ground Floor Shower Room And First Floor Family Bathroom
- Viewing Is Highly Recommended For This Unique Property



### Accommodation

#### Comprises:

#### Entrance Hall

Wall panelling, wood flooring, under stair storage.

#### Dining Room

14'9" x 14'1"

Uninterrupted Lough views, corniced ceiling, open fireplace with tiled hearth, decorative tiled inset and carved marble surround and mantle, wood flooring.

#### Living Room

22'11" x 14'5"

Uninterrupted Lough views, feature wall mounted radiators, wall paneling, wood flooring, feature beams, dual aspect views, Inglenook style fireplace with slate hearth, carved wooden surround and mantle and wood burning stove, open to kitchen, double doors to garden.

#### Kitchen

23'3" x 10'2"

Range of high and low level units, granite work surfaces, space for American style fridge/freezer, space for range cooker, integrated extractor fan, integrated "Creda" oven, integrated four ring electric hob with extractor fan and hood, one and a quarter stainless steel sink with mixer tap and built in drainer, tiled upstands, tiled flooring, recessed spotlighting, double doors to garden, glazed doors to entrance hall.

#### Sunroom

22'7" x 21'3"

Uninterrupted Lough views, orangery roof light, triple sliding doors to front garden, tiled flooring, recessed spotlighting.

#### Shower Room

White suite comprising pedestal wash hand basin, low flush wc, corner shower enclosure with overhead shower and glazed doors, built in storage, wall mounted chrome radiator, fully tiled walls, tiled flooring, extractor fan.

#### Rear Hall

#### Utility Room

9'10" x 4'11"

Plumbed for washing machine, range of high and low level units, stainless steel circular sink with mixer tap and built in drainer.

#### First Floor

#### Landing

Access to roof space, built in storage, Velux type window, office/reading area, wood laminate flooring.

#### Bedroom 1

17'4" x 16'0"

Double room, uninterrupted Lough views, recessed spotlighting, wood laminate flooring, ensuite shower room.

#### Ensuite Shower Room

White suite comprising vanity unit with sink, storage and mixer tap, feature tiled splashback, low flush wc, large corner shower enclosure with overhead shower and glazed doors, recessed spotlighting, Velux type window, feature tiled flooring.

#### Bedroom 2

13'9" x 13'1"

Double room, uninterrupted Lough views.

#### Bedroom 3

15'5" x 10'9"

Double room, uninterrupted Lough views, dual aspect views.

#### Bedroom 4

10'9" x 10'2"

Double room, Velux type window, semi rural views.

#### Bathroom

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with telephone hand shower set, Velux type window, semi rural views, part tiled walls, tiled flooring.

#### Outside

Gated entry, parking area for multiple vehicles, raised paved entertaining area, raised beds, mature plants, shrubs and hedging, uninterrupted Lough views, access to garage, oil storage tank, outside tap, outside lights, area in lawn, brick paviour walkway.

#### Garage

17'4" x 10'5"

Single garage, power and light, mezzanine storage.









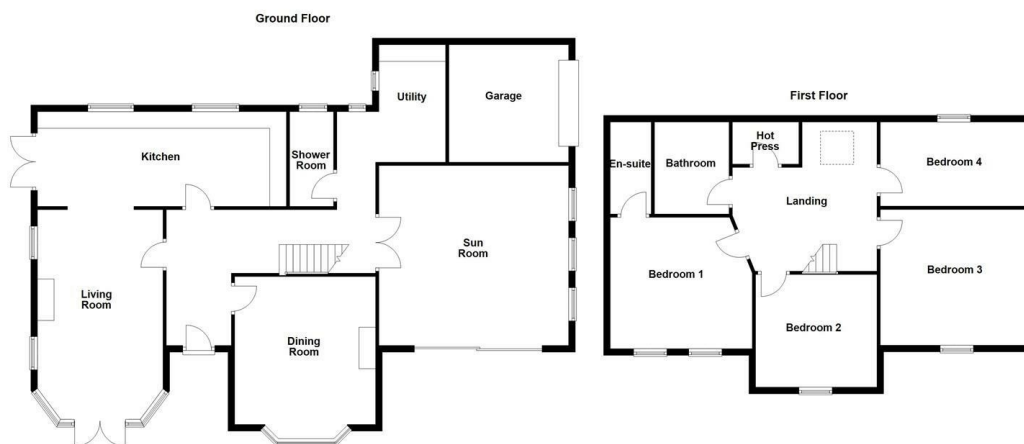












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 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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