

RODGERS & BROWNE

'Ardvilla House' 10 Mountain Road
Newtownards BT23 4UL

offers over £499,950



The Agent's Perspective...

"Ardvilla House has been a happy family home for many years and it is easy to see why.

With space for all the family to enjoy - inside and out, the house is ideal for a growing family.

Located on the edge of the town the house offers a great combination of convenience with the peaceful environs on Mountain Road offering lovely walks, deer and horses exercising.

Set off by lovely mature private gardens, there is plenty of space to play and also potential for another dwelling - subject to permissions ".



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Scrabo stone fireplace



Double glazed window with Scrabo Tower scene



Dining room

The facts you need to know...

Spacious four bedroom family home

Lovely mature gardens and large, sunny terrace and barbeque area

Edge of town convenience and just a short walk into beautiful countryside

uPVC double glazing

Four reception rooms plus study and conservatory

Double garage and separate workshop or store

Large roofspace via concealed staircase - excellent storage

Oil fired central heating

Convenient to Newtownards town centre, shops and schools

Planning potential in side garden (previous permission has now lapsed)



Conservatory leading to terrace



Casual dining



Kitchen



Kitchen

The property comprises...

GROUND FLOOR

COVERED OPEN PORCH
uPVC double glazed front door.

ENTRANCE HALL

DRAWING ROOM
20' 0" x 11' 9" (6.1m x 3.58m)
Scrabo stone fireplace, archway to:

LIVING ROOM
24' 3" x 10' 6" (7.39m x 3.2m)

SITTING ROOM
18' 3" x 10' 0" (5.56m x 3.05m)
Floor to ceiling bay window, Scrabo stone fireplace, heather brown tiled hearth.

STUDY
7' 9" x 7' 3" (2.36m x 2.21m)

FORMAL DINING ROOM
11' 9" x 9' 9" (3.58m x 2.97m)

Archway to:
CASUAL DINING ROOM
10'3" x 10' 3" (3.12m x 3.12m)
Parquet woodblock floor, sliding aluminium double glazed door to patio, archway to:

UPVC DOUBLE GLAZED CONSERVATORY
12' 9" x 10' 0" (3.89m x 3.05m)
Picture rail, heat, oak laminate flooring.

BREAKFAST BAR AREA OR SPACE TO EXTEND KITCHEN
10' 9" x 8' 0" (3.28m x 2.44m)
Oak laminate flooring.

KITCHEN
10' 3" x 9' 6" (3.12m x 2.9m)
Extensive range of oak finish high and low level cupboards, laminate worktops, one and a half tub composite sink, mixer tap, tiled walls, recessed lighting, freezer, serving hatch to sitting room.

UTILITY ROOM
9' 3" x 6' 9" (2.82m x 2.06m)
High and low level cupboards, one and a half tub enamel sink, mixer tap, plumbed for washing machine, uPVC double glazed door to patio and barbeque area.

CLOAKROOM
Low flush wc, wash hand basin, part tiled walls.



Bedroom 1

Open tread staircase to:

FIRST FLOOR

Feature stained glass double glazed window with Scrabo Tower scene.

BEDROOM (1)

20’ 0” x 16’ 3” (6.1m x 4.95m)
Vanity wash hand basin, built-in wardrobes. Concealed staircase to roofspace storage - floored, standing height.

BEDROOM (2)

11’ 9” x 10’ 6” (3.58m x 3.2m)
Sliding aluminium double glazed door to balcony.

BEDROOM (3)

10’ 6” x 9’ 9” (3.2m x 2.97m)
Plus vanity unit wash hand basin, recessed lighting.

BEDROOM (4)

9’ 6” x 9’ 3” (2.9m x 2.82m)
Built-in wardrobe.

BATHROOM

9’ 9” x 9’ 0” (2.97m x 2.74m)
Harvest gold suite comprising corner bath, low flush wc, vanity wash hand basin, part tiled walls, tiled shower area with Triton instant heat shower.

EXPERIENCE | EXPERTISE | RESULTS

LAUNDRY ROOM

Walk in storage, light. Separate shelved walk-in hotpress.
OUTSIDE

DOUBLE GARAGE

21’ 3” x 16’ 3” (6.48m x 4.95m)
Electric remote up and over door. Light and power.

WORKSHOP OR STORE

15’ 6” x 9’ 6” (4.72m x 2.9m)
Light and power.

Tarmac driveway, parking and turning space.

Large, paved patio and barbeque area to rear.

Beautiful, private, mature gardens to front and side in lawns, flowerbeds, shrubs, borders, mature trees and hedges.



Bedroom 2



Bedroom 3



Bedroom 4

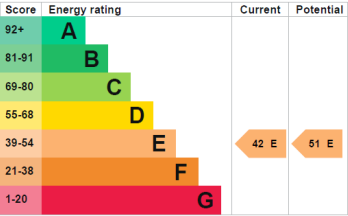


Bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?	●		
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is TBC.

VIEWING: By appointment with **RODGERS & BROWNE**.

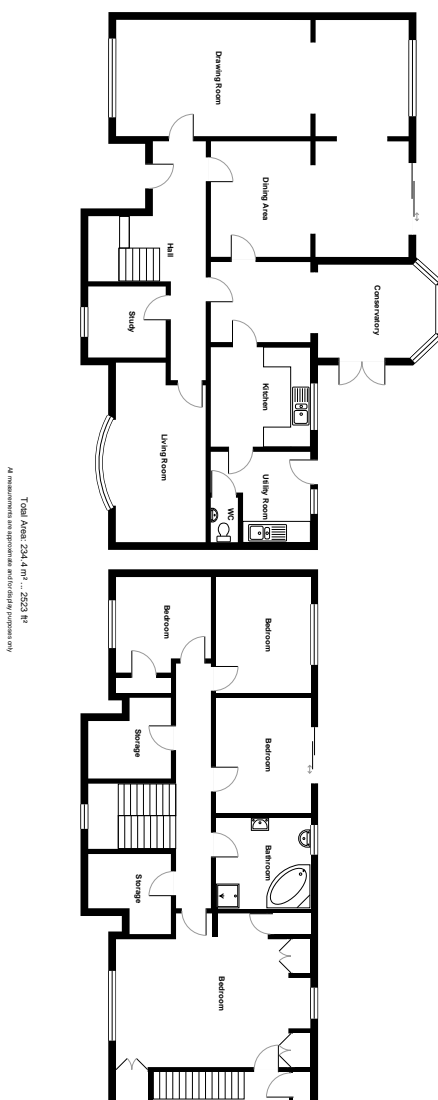
EXPERIENCE | EXPERTISE | RESULTS

Location

Off Crawfordsburn Road



Floor plan



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&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS