

18 Mount Pleasant Park , Newtownards, BT23 4WJ

"There's stunning and then there's this - the stuff of property dreams!"

This modern detached home is located in one of Newtownards' newest and most sought after locations on the Belfast side of the town close to Scrabo Country Park and main commuter routes. The property is presented beyond show home standard and is immaculate throughout. It offers 4 double bedrooms, which are all en-suite, and one also benefits from a walk in wardrobe.

The ground floor centres around a modern, luxury kitchen/living/dining room with high end integrated appliances and quartz worktops, up stands, splash back and breakfast bar. There is access to the stunning rear garden and patio via patio doors and there is also a separate lounge, when you need your own space or to entertain guests. A utility room and ground floor WC complete the internal specification.

Externally just take a look at that lovely private rear garden with its paved patio, timber decking, gazebo and wooden summer house - an amazing place to be morning, evening or night! An additional front lawn and generous tarmac driveway complete the plot perfectly.

The property naturally benefits from modern decor, fixtures and fittings and would make a truly enviable home. Internal viewing is strongly recommended.

Offers Around £450,000

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, Newtownards, BT23 4WJ



- Outstanding detached home in prime location
- Open plan kitchen/living/dining room
- Gardens to front & rear in lawn with paved patio and deck areas
- Tarmac driveway
- Luxury presentation throughout
- Lounge
- Wooden Summer house & workshop
- 4 double bedrooms - all en-suite - 1 with walk in wardrobe
- Utility room - Ground floor WC
- uPVC double glazing - Phoenix gas central heating

Entrance

Entrance hall

12'8x9'2 (3.86mx2.79m)

Lounge/kitchen/diner

27'10x24'7 (8.48mx7.49m)

Utility room

10'5x7'1 (3.18mx2.16m)

WC

9'3x3'9 (2.82mx1.14m)

Lounge

16'11x11'6 (5.16mx3.51m)

Landing

Bedroom 1

11'9x11'3 (3.58mx3.43m)

Ensuite shower room

7'5x5'9 (2.26mx1.75m)

Bedroom 2

13'6x10'6 (4.11mx3.20m)

Jack & Jill shower room

7'8x5'7 (2.34mx1.70m)

Bedroom 3

12'1x10'10 (3.68mx3.30m)

Bedroom 4/Dressing room

10'10x10'9 (3.30mx3.28m)

En-suite bathroom

8'5x7'1 (2.57mx2.16m)

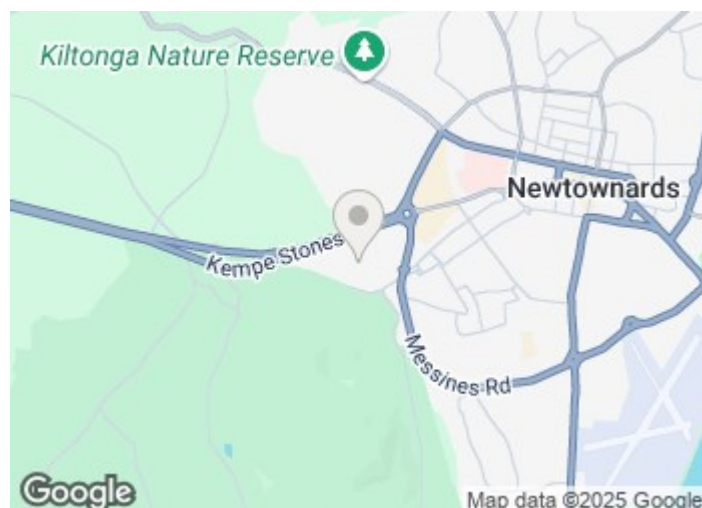
Summer house/Workshop

20x12 (6.10mx3.66m)

Outside

Tenure

Property misdescriptions

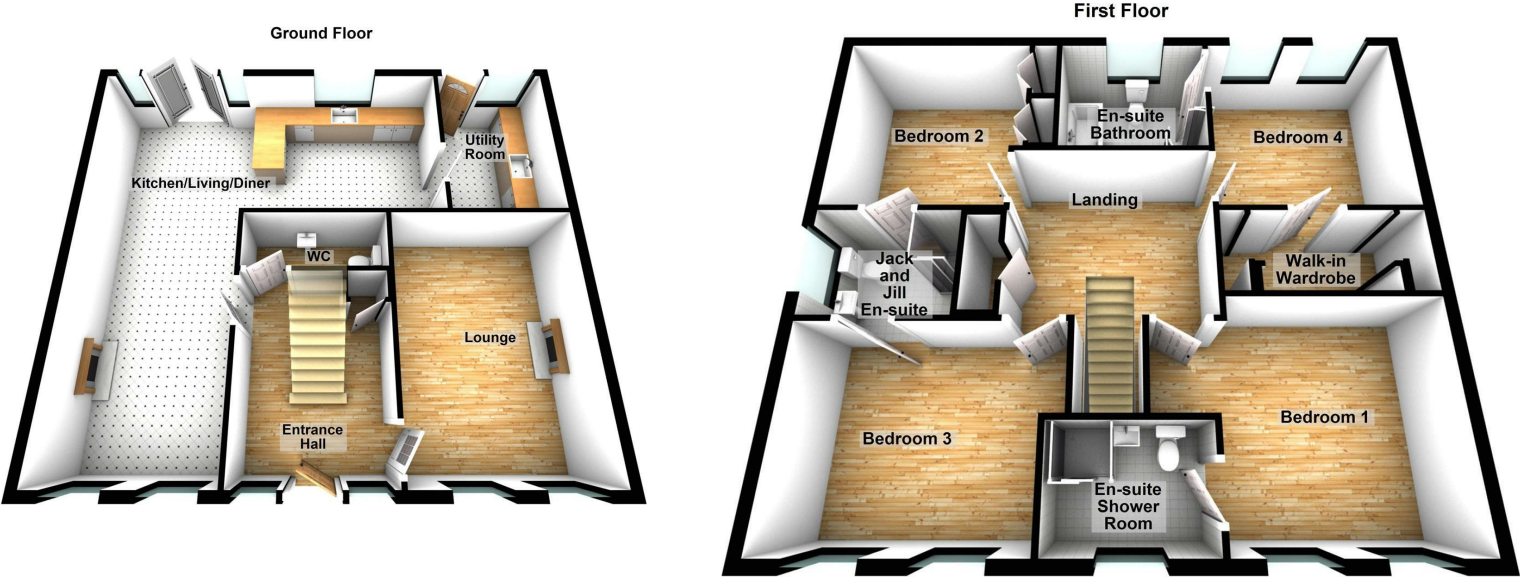


Directions

Head towards the Scrabo Road towards Scrabo tower but continue up the hill along Old Belfast Road then turn right into Mount Pleasant Drive. Take the first right into Mount Pleasant Park and number 18 is on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	