



## 3 Ballyblack Road East , Newtownards, BT22 2HH

Conveniently located close to Carrowdore village and within easy reach of Newtownards, Bangor & beyond this detached country residence will appeal to a variety of potential buyers but perhaps especially those with mechanical or equestrian interests or those looking to develop a small business from home utilising the generous range of outbuildings and stores. The property offers up to 5 bedrooms if required, including a master with ensuite shower room, and may suit those with dependent relatives. There are two bedrooms and a shower room on the first floor whilst the ground floor includes 2 or 3 bedrooms, depending on needs, a bathroom, a lounge, with multi fuel stove, a family/sun room and a generous kitchen/diner with separate utility and cloakrooms. It benefits from wood framed double glazing, uPVC fascia and oil fired central heating. Having been unoccupied for some time it is just ripe for a new owner to see the vision and bring new life into this substantial yet homely property. A unique opportunity at an attractive and realistic price - an early appointment to view is strongly recommended.

**Offers Around £350,000**

# 3 Ballyblack Road East

, Newtownards, BT22 2HH



- Spacious detached country home of approx. 2,500 sq.ft
- Grounds and gardens extending to approx. 0.4 acres
- Family room/Sun room
- Convenient to Newtownards & Bangor - Ideal for small business perhaps.
- Up to 5 double bedrooms - master ensuite
- Lounge with multi fuel stove
- Ground floor bathroom - First floor shower room
- Extensive range of outbuildings of approx. 2,200 sq.ft.
- Oak kitchen with dining area - Utility & cloakrooms
- Wood framed double glazing - uPVC fascia - Oil fired heating

## Entrance

## Entrance hall

## Lounge

16'4x14'8 (4.98mx4.47m)

## Family/Sun room

17'11x12'10 (5.46mx3.91m)

## Kitchen/diner

16'9x13'5 (5.11mx4.09m)

## Utility room

10'3x7 (3.12mx2.13m)

## WC

7'4x3'2 (2.24mx0.97m)

## Bathroom

10'3x6'9 (3.12mx2.06m)

## Bedroom 1

13'4x13 (4.06mx3.96m)

## En-suite shower room

7'11x6'5 (2.41mx1.96m)

## Bedroom 2

14'6x10'4 (4.42mx3.15m)

## Dining room/Bedroom 5

13'4x9'10 (4.06mx3.00m)

## Landing

## Shower room

11'8x9'10 (3.56mx3.00m)

## Bedroom 3

17'3x12'11 (5.26mx3.68m)

## Bedroom 4

13'5x13'2 (4.09mx4.01m)

## Outside

## Buyers note

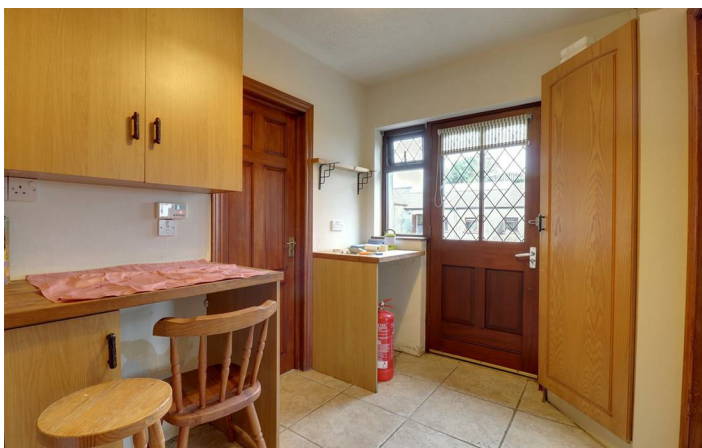
## Tenure

## Property misdescriptions

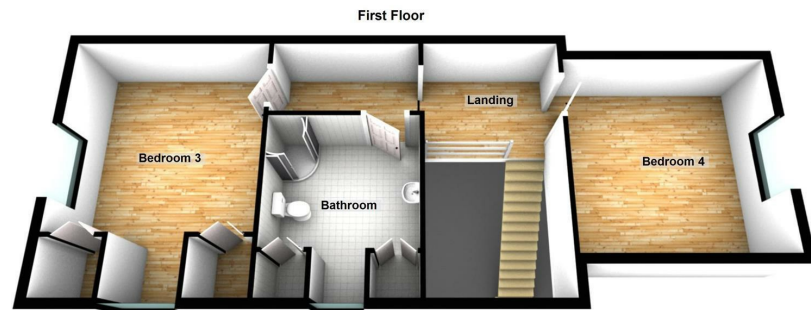


## Directions

Travelling out of Carrowdore towards Newtownards & Bangor, number 3 is located on the right just after the National Speed limit signs.



# Floor Plan



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