

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**15B BALLYCASTLE ROAD,
NEWTOWNARDS, BT22 2AY**

OFFERS AROUND £649,950

If semi rural luxury living is what you're hoping for, then this is the house for you! Approached via a sweeping driveway and at an impressive 4000 sq ft, this stunning residence is positioned on a large site of circa 2.5 acres and enjoys semi rural views over the surrounding countryside.

Within 6 miles of Newtownards, 8 miles of Bangor and 15 miles to Belfast City Airport, you're still close to local amenities and the main arterial routes to Belfast.

The current owners have decorated and maintained the house to a high standard and the result is a spacious, bright, warm family home with adaptable accommodation throughout. The ground floor of the home comprises entrance hall with fireplace, lounge, guest wc, open plan kitchen/living/dining room, utility room and the first of the suites comprising double bedroom, dressing room and luxury ensuite.

The first floor enjoys a beautiful galleried landing, two further suites, office, family bathroom and a further double bedroom.

The second floor is the entertaining area and the two rooms would be perfect as a gym, office, cinema room or playroom but could also be used as bedrooms if needed.

Externally, the property is surrounded by landscaped garden areas and has a plethora of mature plants, shrubs and trees as well as a recently installed hedge scheme.

There is a double garage attached which would be suitable as an annex (subject to necessary permissions) and an additional single garage.

The large paddock to the side of the home would be suitable for a variety of purposes and to the rear of the house, there is a paved area for entertaining, which has been positioned to enjoy the afternoon and evening sun.

We would encourage viewing this unique property at your earliest convenience to fully appreciate the size, decor and setting!



Key Features

- Stunning Detached Country Residence Circa 4000 Sq Ft
- Landscaped Gardens To Front, Side And Rear And Additional Paddock To Side
- Luxury Kitchen Open To Dining Room And Living Room With Fireplace
- Oil Fired Central Heating, Pressurised Water System And uPVC Double Glazed Windows
- Full Fibre Broadband Provided By Fibrus
- Six Bedrooms Including Three Suites, One On Ground Floor
- Impressive Entrance Hall With Galleried Landing And Fireplace
- Double Garage Attached To Property And Additional Single Garage
- Uninterrupted Semi Rural Views And Views Towards Newtownards



Accommodation Comprises

Entrance Hall

Galleried landing, tiled floor, inglenook style fireplace with multi fuel stove, brick inset and carved wooden surround and mantle, ceiling rose, corniced ceiling.

Lounge

12'10" x 14'10"

Tiled floor, open fireplace with tiled hearth, cast iron surround and wooden mantle.

Utility Room

9'5" x 14'9"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine and space for tumble dryer, tiled floor, partially tiled walls, space for fridge/freezer, back door through to rear garden.

Kitchen

10'5" x 25'9"

Luxury range of high and low level units, granite work surfaces, "Belfast" style sink with mixer tap, integrated oven and grill, integrated dishwasher, range cooker, built in larder, integrated fridge, breakfast bar with storage and seating, granite work surface and sink with mixer tap, tiled floor, partially tiled walls, recessed spotlighting.

Open to dining/living area.

Dining and Living Room

12'5" x 15'2" and 16'8" x 16'9"

Space for dining area, tiled floor, open to living area;

Double doors opening onto garden, inglenook style fireplace with multi-fuel stove, brick surround, tiled hearth and wooden mantle, tiled floor, ceiling rose.

W/c

Traditional white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, built in storage, tiled floor, extractor fan, cornicing, ceiling rose.

Bedroom 1

14'4" x 15'11"

Double bedroom, wood laminate floor, walk in wardrobe, dual aspect views.

Ensuite

White suite comprising free standing bath, walk in shower enclosure with overhead shower, low flush w/c, twin pedestal wash hand basins with mixer tap and tiled splashback, extractor fan, tiled floor and bidet.

First Floor

Landing

Bedroom 2

12'10" x 18'3"

Double bedroom with wood laminate floor.

Ensuite

White suite comprising walk in shower with wall mounted overhead shower and glass shower door, wall mounted wash hand basin with mixer tap, low flush w/c, extractor fan and tiled floor.

Dressing Room

12'4" x 7'3"

Wood laminate floor.

Bedroom 3

12'5" x 18'3"

Double bedroom with laminate floor.

Ensuite

White suite comprising walk in shower with wall mounted overhead shower and glass shower door, low flush w/c, wall mounted wash hand basin with mixer tap, tiled floor and extractor fan.

Dressing Room

7'1" x 12'5"

Wood laminate floor.

Bedroom 4

12'10" x 14'7"

Double bedroom.

Study

9'1" x 11'8"

Tiled floor, ceiling rose, built in storage.

Bathroom

6'5" x 7'1"

White suite comprising free standing bath with mixer tap, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor and extractor fan.

Second Floor

Landing

Built in storage, recessed spotlighting.

Bedroom 5

13'3" x 25'9"

Double bedroom, wood laminate floor and recessed spotlighting, suitable as gym or cinema room or office.

Bedroom 6

13'3" x 20'7"

Double bedroom, recessed spotlighting, eaves storage, suitable for gym, cinema room or office.

Garage

17'1" x 23'2"

Power and light, suitable as an annex (subject to necessary permissions).

Garage

16'10" x 14'6"

Power and light, roller door.

Outside

Front - Area in lawn, mature shrubs and hedging, bedding area in woodchip, stoned driveway with space for multiple vehicles, planning scheme.

Side and Rear - Stoned area, area in lawn, mature hedging, woodchip beds with mature shrubs, patio area for entertaining, outside tap and light, rural views of surrounding area, additional area in lawn.



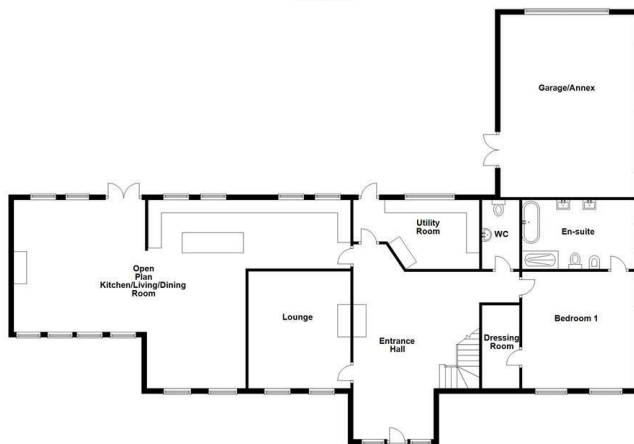




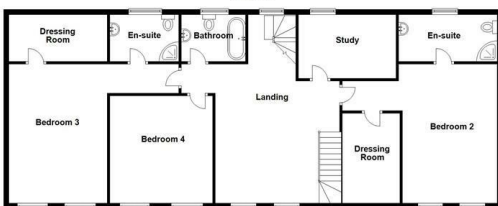




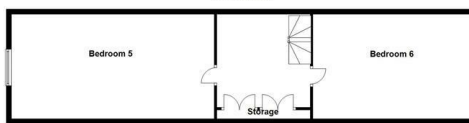
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(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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