

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**8 HELENSVIEW DRIVE,
CRAWFORDSBURN ROAD,**

OFFERS OVER £369,950

Located off the Crawfordsburn Road in Newtownards, close to all local amenities, schools and the main arterial routes to Belfast, this deceptively spacious detached home offers good accommodation, luxury kitchen, beautiful gardens and is positioned in a quiet cul de sac.

The ground floor of the property comprises lounge, family room/dining, downstairs wc, modern kitchen with a good range of units, integrated appliances and built in bench seating for informal dining, integral garage and good storage.

The first floor has four good sized bedrooms, two with lovely semi rural views, storage and a modern family bathroom.

There are landscaped gardens to front and rear with paved areas for entertaining, mature plants, shrubs and trees and off street parking for multiple vehicles.

This house would be suitable for growing families, downsizers or anyone hoping to live in a quiet area close to the town centre.

With the opportunity to walk in, sit down and enjoy the homely feel throughout, we recommend viewing this house at your earliest convenience.



Key Features

- Spacious Detached Home In A Quiet Cul De Sac
- Two Generously Proportioned Reception Rooms, One With Gas Fire
- Modern Bespoke Kitchen With A Good Range Of Units And Space For Informal Dining
- Four Double Bedrooms, Two With Beautiful Semi Rural Views
- Located On The Outskirts Of Newtownards, Close To All Local Amenities
- Landscaped Gardens To Front And Rear And Off Street Parking For Multiple Vehicles
- Ground Floor Guest WC And First Floor Family Bathroom
- Early Viewing Is Highly Recommended To Appreciate This Fantastic Home



Accommodation

Comprises:

Entrance Hall

Luxury wood laminate flooring, storage under stairs, recessed spotlighting, oak bannister and balustrade.

W/C

White suite comprising wall mounted corner wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled flooring, recessed spotlighting.

Lounge

17'5" x 12'6"

Luxury wood laminate flooring, gas fire with slate hearth, cast iron inset and decorative Oslo limestone surround, corniced ceiling.

Family/Dining Room

19'2" x 12'11"

Luxury wood laminate flooring, ample space for dining table, cornice ceiling and overlooking rear garden.

Kitchen/Dining

15'8" x 9'9"

Modern bespoke kitchen with an excellent range of high and low level units, "Lapaz" quartz work surfaces, upstands and windowsill, one and a half stainless steel sink with mixer tap and drainer, feature glazed units, "Rangemaster Professional Plus" with five ring induction hob, double oven and grill, "Kupperbusch" integrated stainless steel extractor fan, integrated "Rangemaster" dishwasher, integrated "Rangemaster" undercounter fridge, built in bench seating for dining, luxury wood laminate flooring, recessed spotlighting, door to enclosed rear garden and door leading to integral garage.

Integral Garage

17'8" x 16'0"

Double garage. Utility Area plumbed for washing machine, space for tumble dryer, fitted oak kitchen with a range of high and low level units, full height larder, stainless steel sink with mixer taps, gas boiler, up and over door, roofspace access.

First Floor

Landing

Large linen cupboard, recessed spotlighting, slingsby type ladder leading to roof space with storage and light.

Bedroom 1

11'9" x 9'2"

Double bedroom.

Bedroom 2

11'9" x 9'10"

Double bedroom.

Bedroom 3

11'9" x 9'10" @ widest

points

Double bedroom.

Bedroom 4

10'2" x 9'2" (@ widest

points)

Double bedroom.

Bathroom

White suite comprising panelled bath, corner shower enclosure with wall mounted overhead shower and glazed door, wall mounted wash hand basin with mixer tap, mirrored wall mounted unit, low flush w/c, tiled floor, tiled walls, chrome wall mounted radiator.

Outside

Front - Area in lawn, mature plants, shrubs and hedging, tarmac driveway with space for multiple vehicles, stoned beds, access to garage.

Rear - Fully enclosed, area in lawn, mature plants, shrubs and hedging, stoned area, patio area for entertaining, outside tap and light, soffit lighting, space for storage area.



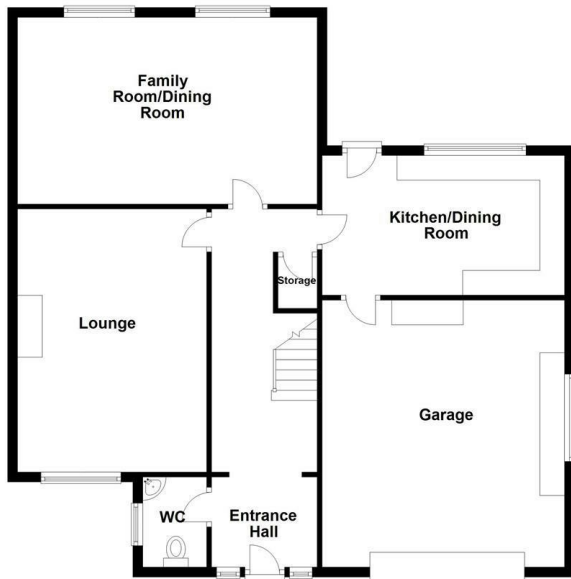








Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

8 Helensview Drive, Newtownards

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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RENTAL DIVISION
028 9070 1000

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