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**30 MOUNTAIN ROAD, NEWTOWNARDS, BT23 4UL**  
**OFFERS AROUND £249,950**



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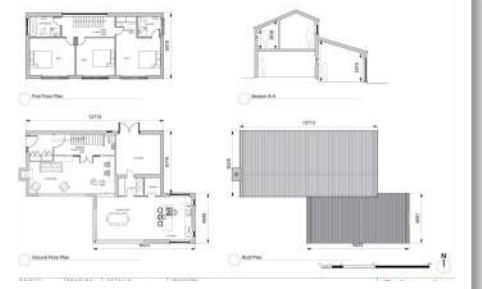


PROJECT: 30 MOUNTAIN ROAD, NEWTOWNARDS, BT23 4UL | £249,950  
DRAWING: PROPOSED VISUALISATION HOUSE 1  
DETAILS: SCALE: NTS (2) A3 DATE: 07.01.2019



## Property Features

- Fantastic Opportunity To Buy A Site With Full Planning Permission For Two Detached Properties
- Idyllic Semi Rural Site Of Around ½ Acre With Mature And Extremely Private Setting
- Prime Location With One Of Newtownards' Most Prestigious Addresses
- Full Planning Permission Obtained For Two Detached Properties Of Around 2,000 Square Feet
- Properties Cleverly Designed To Give The Wow Factor
- Both Properties Have That All Important Open Plan Living Aspect And Various Layouts To Suit The Needs Of The Owners
- Easy Access Into Newtownards' Thriving Town Centre And Its Amenities Such As Shops, Cafes, Restaurants, Schools And Recently Constructed Blair Mayne Leisure Centre
- Various Tourist Attractions Close By Such As Helen's Tower, Scrabo Tower, Killynether Forest Park And Mount Stewart Gardens
- Belfast And Bangor Also Easily Accessible
- Contact The Office On 029 9188 8881 For Further Information
- Demand Anticipated To Be High
- Unique Opportunity For Builder, Investor Or Home Owner



Located in this extremely popular residential area here is an ideal opportunity to purchase a fantastic semi rural site of around ½ acre with planning permission for two fabulous detached properties. Regarded as one of Newtownards' most prestigious addresses, this will present the builder, investor or owner occupier to build two stunning energy efficient homes. The idyllic site has a very mature setting with an array of mature trees and an excellent degree of privacy. Full planning permission has been obtained to build two detached properties of around 2,000 square feet (?) which have been wonderfully designed to give the lucky new owners the Wow factor. Both properties have been designed around open plan living and offer a range of layouts in their own individual ways.

The sites are conveniently positioned on the outskirts of Newtownards offering excellent convenience into the town and its many amenities including shops, cafes, restaurants and recently constructed Blair Mayne Leisure Centre. There are various tourist attractions close by such as Helen's Tower, Scrabo Tower, Killynether Forest Park and Mount Stewart Gardens. Belfast is also easily accessible.

Opportunities like this rarely present themselves to the open market and as a result demand is anticipated to be high. For further information please contact the office on 028 9188 8881.



<b>PROJECT :</b> 35 MOUNTAIN ROAD WHITESPOTS NEWTOWARDS	<b>DRAWING :</b> PROPOSED VISUALISATION HOUSE 2	<b>DETAILS :</b> NTS @ 1:3 SCALE: DATE: 07.05.2019 REV: DRAWING NO.: 13.10 / PL / 10
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# Directions

Heading from Newtownards town centre, along the Crawfordsburn Road, turn right onto Mountain Road and Number 30 is on your left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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