

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 GLENBURN PARK,  
BANGOR, BT20 5RG**

**OFFERS AROUND £399,950**



Located in the much sought after Ballyholme area, 3 Glenburn Park is within walking distance of the highly regarded Ballyholme Primary School, as well as Ballyholme beach, promenade, and local amenities.

Popular with sea swimmers, paddle boarders, sailors, walkers and cyclists, 3 Glenburn Park is the perfect location for enjoying one of the most accessible and popular sections of the Ulster's coastline.

This family home has been thoughtfully extended to provide a stunning contemporary home, but retains many period features.

The ground floor comprises of contemporary kitchen/dining room and living room both with sliding triple glazed doors to the rear, sitting room, master suite with dressing room and ensuite, sitting room and under stair office area.

The upper floor has two bedrooms with linking social area/playroom.

The front of the property benefits from off street parking and the rear is fully enclosed, is sunny due to the south-westerly aspect and also has a lawn, outdoor railway, ground level slide built into the slope, chicken coup, fruit trees and raised vegetable beds.

Overall, this exceptional home will suit a range of buyers and we expect good interest due to size and location.

\*Please note, this sale is linked to an employee of Ulster Property Sales.



## Key Features

- Spacious Detached Family Home With South-Westerly Aspect Set Within An Extensive Private Site
- Gas Fired Central Heating, Double Glazed Windows And Feature Triple Glazed Sliding Doors Opening Into The Garden From Kitchen And Living Rooms
- Established Chicken Coup, Mature Fruit Trees And A Plethora Of Plants, Shrubs And Hedging
- Highly Adaptable Accommodation With Potential To Extend And Add Value
- Many Period Features Including Stunning Mahogany Parquet Flooring
- Tarmac Drive With Off Street Parking To Front And Extensively Landscaped Garden To Rear
- Within Walking Distance Of Beach, Promenade, And All Popular Local Amenities
- Viewing Is Highly Recommended For This Exceptional Home



### Accommodation

#### Comprises:

#### Entrance Porch

Quarry tiled floor.

#### Entrance Hall

Solid mahogany parquet flooring, linen and cloakroom storage.

#### Living Room

16'0 x 11'0

Solid mahogany parquet flooring, triple glazed aluminium/timber composite sliding door to garden, multi-fuel stove.

#### Kitchen/Dining

19'0 x 14'0

Contemporary kitchen design with oak and granite worktops, tiled upstands, stainless steel "Franke" undermounted sink with hot tap, space for dishwasher, space for fridge, space for freezer, cooker with four ring gas hob, stainless steel extractor hood and fan, motorized opening double glazed rooflights, tiled floor, under floor heating, triple glazed aluminium/timber composite sliding door to garden, space for dining, space for family area.

#### Master Bedroom

13'0 x 10'0

Carpeted, linked to ventilation system, double glazed uPVC windows.

#### Dressing Room/Ensuite

8'0 x 5'0

Carpet/tiled floor, under floor heating, double glazed rooflight, Phillippe Starck WC Suite, tiled shower.

#### Bedroom 2/Reception

12'0 x 10'0

Currently in use as a music and games room, carpeted, double glazed uPVC windows.

#### Bathroom

Part tiled walls and tiled floor, under floor heating, double glazed rooflight, Phillippe Starck WC Suite, double ended steel bath.

#### Utility Room

5'0 x 4'0

Tiled floor, under floor heating, double glazed rooflight, worktop and stand-alone Belfast sink.

#### Under Stair Office Area

11'0 x 9'0

Carpeted, double glazed uPVC window, built in shelving.

#### First Floor

#### Bedroom 3

11'0 x 10'0

Carpeted, linked to ventilation system, double glazed rooflight, double glazed uPVC window, eaves storage.

#### Bedroom 4

11'0 x 10'0

Carpeted, linked to ventilation system double glazed rooflight, triple glazed aluminium/timber composite window, eaves storage.

#### Play Area/Social Space

11'0 x 9'0

Carpeted, linked to ventilation system.

#### Outside

Front: Tarmac driveway, mature plants and shrubs.

Rear: Area in lawn, two timber sheds, chicken coup and associated storage area, slide, railway track, mature fruit trees, raised vegetable beds, plants, shrubs and hedging.

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is associated/related to a current employee of Ulster Property Sales.

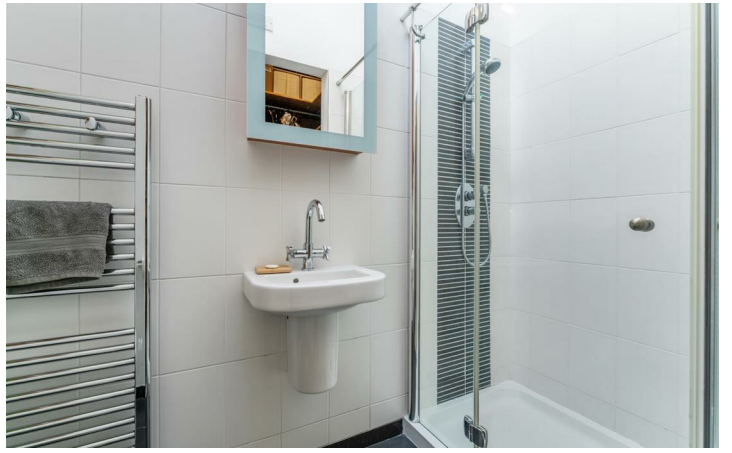












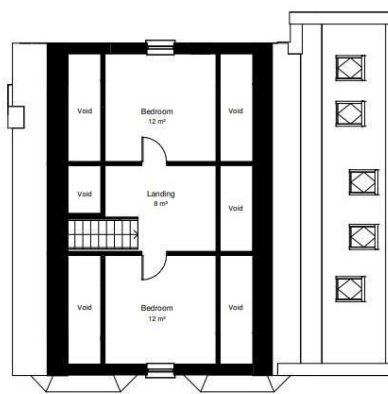








① Existing Ground Floor



② Existing First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

