



Your Local Property Experts



147 Scrabo Road
, Newtownards, BT23 4NN

"An absolutely beautiful "cottage style" home reflecting the former "Blair Mayne House" gatehouse yet finished to a stunning modern standard - The feel of the country right on the edge of the town..." This home is deceptive in so many ways; It may look like a quaint cottage but it extends to approx. 1,500 sq.ft. It may look period but it's entirely new and less than 10 years old. It may look like a country house but is within easy reach of Ards Shopping Centre and Ards Town Centre. Perhaps you're at a stage where the kids are grown up and moved on but still come to stay from time to time. Perhaps it's time for a home that meets "your" needs first. This home offers 2 very spacious bedrooms, including a master with ensuite shower room and "Juliet" balcony, and a 3rd bedroom that would be an ideal child's room, study or nursery. The heart of the home is the open plan kitchen/living/dining room with its patio doors giving a taste of the garden to the rear and access to the quaint "garden room" between the kitchen and the garage. Beside this is a more formal lounge, with feature cast iron gas fire and patio doors to the rear garden. The bathroom is to a beautiful standard as is the ground floor WC and the detached garage includes a practical utility area. The home benefits from uPVC double glazing, Phoenix gas central heating and a modern air circulation system throughout. Externally the garden is spacious whilst there is ample parking to the front and in the driveway. This is a once in a lifetime opportunity to purchase such a unique home and internal viewing is highly recommended.

Offers Around £329,950

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- Quaint yet spacious & luxurious detached home
- Gatehouse style built within last 10 years
- 3 bedrooms - master with luxury ensuite shower room & "Juliet" balcony
- Luxury bathroom + ground floor cloakroom
- Open plan kitchen/living/dining room with central island & patio doors
- Formal lounge with feature cast iron stove & patio doors to rear garden
- Paved patio leading to generous garden in lawn
- Detached garage with utility area & garden room
- Generous parking area to front
- uPVC double glazing - Phoenix gas central heating - Air circulation system

Entrance

Porch

6'4x5'7 (1.93mx1.70m)

Entrance hall

16'5x8'9 (5.00mx2.67m)

Lounge

18'9x13'4 (5.72mx4.06m)

Kitchen/living/diner

25'8x16'5 (7.82mx5.00m)

Cloakroom

5'8x4 (1.73mx1.22m)

Landing

Bathroom

7'8x6'11 (2.34mx2.11m)

Bedroom 1

15'10x13'2 (4.83mx4.01m)

Ensuite shower room

7'8x6'11 (2.34mx2.11m)

Bedroom 2

18'10x10'5 (5.74mx3.18m)

Bedroom 3

10'1x7'11 (3.07mx2.41m)

Detached garage

22'8x9'2 (6.91mx2.79m)

Garden room

14'7x6'7 (4.45mx2.01m)

Outside

Tenure

Property misdescriptions



Directions

From Ards Shopping Centre take Blair Mayne Road South to the roundabout then turn right onto Scrabo Road (towards Scrabo Country Park). Number 147 is located on the right.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	83	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) A						
(69-80) C	(69-80) B						
(55-68) D	(55-68) C						
(39-54) E	(39-54) D						
(21-38) F	(21-38) E						
(1-20) G	(1-20) F						
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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