

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



**22 THE OAKS,  
NEWTOWNARDS, COUNTY**

**OFFERS AROUND £485,000**

This stunning detached home is located on the shores of Strangford Lough, benefitting from panoramic, uninterrupted views towards Scrabo Tower, the Mourne Mountains and over Newtownards. Situated in the popular Oaks area, it is positioned on a mature, private site of circa 0.3 acres within a quiet cul-de-sac location.

The Oaks is very popular, within a mile of Newtownards Town Centre, the development is perfect for those looking for a unique family home within walking distance to the town, close to bus routes, shore walks, proximity to the arterial routes and within ten minutes of Greyabbey, well known for its plethora of Antiques shops and coffee shops.

On entering the house, you will appreciate the bright and spacious open feel to this exceptional house which has an adaptable layout to suit all buyers. The ground floor offers four reception areas, two with access to decked balconies showcasing the breath-taking views and offering ample space for entertaining or relaxing in the serene surroundings. With a living room with attractive gas fireplace, sunroom with rear aspect to capture the views, cozy sitting room and family area with wood burning stove, open plan to the large kitchen/dining area, you are spoilt for choice!

The lower ground floor offers four large bedrooms, two with access to the rear garden and one ensuite, utility room, bathroom and an additional room currently used as a gym but suitable for a range of uses.

This is the perfect house for entertaining with great outside space. There is a large area in lawn, beautiful views and two fabulous decked areas to enjoy the afternoon and evening sun. This exceptional home won't be on the market for long and we recommend viewing to avoid disappointment.



## Key Features

- Substantial Detached Home In A Popular Residential Location With Stunning Views Over Strandford Lough And Scrabo
- Living Room With Attractive Gas Fireplace and Sliding Patio Door To Composite Decked Area
- Open Plan Kitchen, Family and Dining Area With Patio Doors To Large Composite Decked Area
- Four Double Bedrooms, Two With Rear Garden Access And Additional Gym/Study
- Double Glazed Windows and Gas Fired Central Heating
- Quiet Cul-De-Sac Location On The Outskirts Of Newtownards
- Sitting Room, Currently Used as Playroom and Additional Rear Sunroom
- Attractive Solid Wood Kitchen With Integrated Appliances and Built In Seating Area
- Modern Family Bathroom, Ensuite Shower Room and Ground Floor WC
- Large Site Circa 0.3 Acre, With Large Double Garage, Landscaped Gardens and Excellent Brick Paviour Parking Area



## Accommodation

### Comprises:

#### Entrance Hall

Tiled floor, spotlights and cloakroom area.

#### Guest WC

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled floor.

#### Living Room

16'2" x 14'

Gas fireplace with tiled hearth, cast iron surround and mantle, solid wood floor, sliding doors onto balcony with views of Strangford Lough, corniced ceiling.

#### Sitting Room

14' x 10'

Wooden flooring, views over front garden.

#### Sunroom

Chinese slate flooring, corniced ceiling, views towards Scrabo Tower.

## Kitchen/Dining/Family Room

26'6" x 18'

Range of solid wood high and low level units, granite work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated grill and oven, five ring gas hob with stainless steel extractor fan and hood, plumbed for dishwasher, plumbed for American fridge/freezer, larder cupboard, recessed spotlights, wood laminate floor, partially tiled walls, breakfast bar with storage, family area with inglenook style fireplace with stone hearth and multi-fuel burning stove, space for dining, door to integral garage.

## Lower Floor

### Primary Bedroom

13'11" x 12'5"

Recessed spotlighting, double doors out to enclosed rear garden, ensuite shower room.

### Ensuite Shower Room

White suite comprising walk in shower with wall mounted overhead shower head and glass shower screen, vanity unit with sink, mixer tap and storage, low flush wc, heated towel rail, laminate floor, tiled walls, recessed spotlighting and extractor fan.

### Bedroom 2

19'5" x 12'4"

Views of Strangford Lough and Scrabo Tower.

### Bedroom 3

19'8" x 9'

Two sets of double doors out to rear garden.

## Bedroom 4

13'6" x 7'6"

Wood laminate flooring.

## Gym / Study

7'7" x 17'11"

Wood laminate flooring.

## Utility Room

Low level units, wood laminate work surfaces, plumbed for washing machine, space for tumble dryer, single stainless steel sink with mixer tap, wood laminate flooring, sliding wardrobes and extractor fan.

## Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower with glass shower screen, vanity unit with sink, mixer tap and storage, low flush w/c, tiled floor, part tiled walls, extractor fan.

## Integral Double Garage

19'9" x 18'2"

Roller doors, power and light.

## Outside

Front: brick paviour driveway, area in lawn, mature hedges.

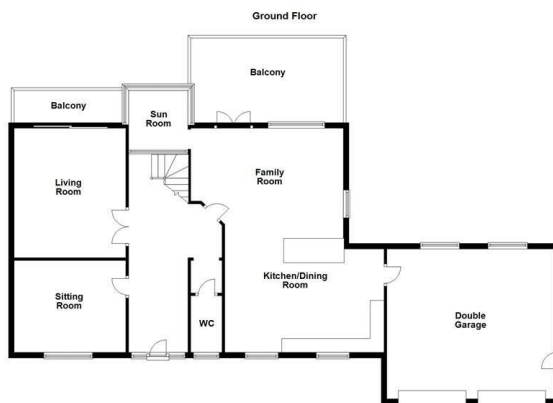
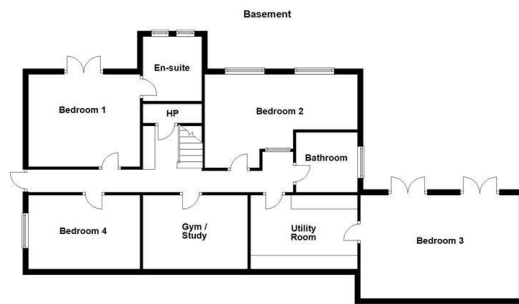
Rear: area in lawn, paved area for entertaining, outside tap and light, mature hedging, enclosed yard for bins, views over Scrabo Tower and Newtownards, two large composite decked balconies for entertaining.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 a guide only 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

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NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

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