

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**ARDCHATTAN, 15 BELFAST  
ROAD, NEWTOWNARDS,**

**OFFERS AROUND £649,950**

Ardchattan is a well-known period property on the beautiful Belfast Road. Located only minutes from Newtownards town centre and close to the main arterial routes to Belfast, it is a prime area for anyone commuting or for those looking for a family home, packed with character and quality. The current owners have modernised throughout and the result is a substantial residence with a plethora of period features whilst also benefitting from many modern upgrades.

Approached by a sweeping driveway with electric gates and set back on a private site, any viewer will immediately be impressed with the facade of this fantastic home. On entering, you will appreciate the attention to detail the owners have taken to ensure as many period features have been retained as possible. There are corniced ceilings, feature fireplaces, original tiling, ceiling roses and stained glass doors and windows. all in excellent condition.

The ground floor comprises living room, drawing room, family room, kitchen with dining area and snug, utility room and guest wc. The first and second floors have five double bedrooms, two luxury family bathrooms, walk-in hotpress and walk-in storage room. Externally, there are landscaped gardens to front and rear with entertaining areas, mature plants, shrubs and trees, shed and workshop and a large brick paviour driveway with parking for multiple vehicles.

Properties this like don't come to the market often and we recommend viewing at your earliest convenience to fully appreciate the space, finish and character in this exceptional home.



## Key Features

- Stunning Period Property Located On The Popular Belfast Road
- Five Double Bedrooms And Four Reception Areas
- Luxury Kitchen With Aga Range Cooker , Space For Dining And Open To Snug
- Situated On A Private Site Close To Newtownards Town Centre And Arterial Routes To Belfast
- Early Viewing Is Highly Recommended For This Exceptional Home
- Modernised Throughout To An Extremely High Standard
- Many Period Features Retained Including Corniced Ceilings, Tiling And Fireplaces
- Landscaped Gardens To Front And Rear With Mature Shrubs, Trees And Hedging
- Guest WC And Two Luxury Family Bathrooms
- Fully Fitted Utility Room Adjacent To Kitchen



### Accommodation Comprises:

#### Entrance Porch

Original tiled flooring, corniced ceiling, stained glass door to entrance hall.

#### Entrance Hall

Corniced ceiling, dado rail, ceiling rose, double doors to side garden, under stair storage.

#### Living Room

20'1 x 14'1

Corniced ceiling, ceiling rose, panelling, dual aspect views, open fireplace with tiled hearth, tiled inset and carved wooden surround and mantle.

#### Drawing Room

19'1 x 16'0

Corniced ceiling, ceiling rose, picture rail, open fireplace with tiled hearth, tiled inset and carved wooden surround and mantle.

#### Family Room

19'1 x 10'0

Wooden flooring, feature fireplace with marble hearth, tiled inset and carved wooden surround and mantle, feature window to snug, picture rail, panelling, built-in shelving.

#### Kitchen/Dining Area

23'1 x 12'1

Luxury range of high and low-level units, laminate work surfaces, laminate upstands, feature glazed units, "Belfast" type double sink with mixer tap, electric "Aga" range cooker with feature brick surround and wooden mantle, integrated fridge/freezer, integrated double oven, "Candy" electric hob with built-in extractor fan, integrated dishwasher, space for dining table, feature beams with recessed spotlighting, part tiled walls, corniced ceiling, feature lighting, wall mounted radiator, period style radiator, open to snug, double doors to rear garden.

#### Snug

12'1 x 9'1

Wooden flooring, corniced ceiling, recessed spotlighting.

#### Utility Room

9'1 x 8'1

Modern range of high and low level units, single stainless steel sink with built-in drainer and mixer tap, plumbed for washing machine, space for tumble dryer, wooden flooring.

#### Guest WC

Traditional white suite comprising low flush wc, wash hand basin, wooden flooring, period style radiator.

#### First Floor

##### Landing

Feature stained glass window, corniced ceiling.

##### Bathroom

White suite comprising free-standing bath with shower head attachment, low flush wc, walk-in shower enclosure with overhead waterfall shower and glazed screen, vanity unit with feature bowl sink and mixer tap, fully tiled walls, fully tiled floor, recessed spotlighting, wall mounted radiator.

##### Hotpress

Walk-in hotpress, built-in shelving.

##### Bedroom 5

13'1 x 13'1

Double room, corniced ceiling, picture rail, built-in storage, built-in wardrobes.

##### Bedroom 4

17'1 x 13'1

Double room, corniced ceiling, picture rail, dado rail, overlooking front garden.

##### Bedroom 3

17'1 x 14'0

Double room, corniced ceiling, wooden flooring, picture rail, feature fireplace with decorative tiled hearth and carved wooden surround and mantle, overlooking front garden.

#### Second Floor

##### Landing

Corniced ceiling, storage room.

##### Bathroom

White suite comprising low flush wc, free-standing bath with telephone shower attachment, corner shower enclosure with "Mira" electric shower and glazed door, double wash hand basins with mixer taps, feature light mirrors, panelled walls, period style radiator, recessed spotlighting.

##### Primary Bedroom

22'1 x 13'0 (not including robes)

Double room, corniced ceiling, built-in wardrobes, feature fireplace with tiled hearth, tiled inset and carved wooden surround and mantle, dual aspect views.

##### Bedroom 2

Double room, built-in wardrobes, feature fireplace with tiled hearth, decorative tiled inset and carved wooden surround and mantle.

#### Storage room

#### Outside

Front: Electric gate, brick paviour driveway with space for multiple vehicles, area in lawn, mature trees and hedging, outside lighting scheme. Rear: Crazy paved area, area in lawn, raised brick sun deck, bedding areas, outside light, outside tap, shed, workshop with power and light.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

While 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 misstatement. 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. Please contact us for more details.

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.

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