

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**95 BELFAST ROAD,  
NEWTOWNARDS, BT23 4TS**

**OFFERS AROUND £725,000**

Approached by a sweeping driveway and set back from the road to ensure privacy, this detached period home is simply stunning.

Situated on a lush 1 acre site with manicured gardens to front and rear, this distinguished property offers fantastic accommodation, period features, modern luxury and space internally and externally.

The Belfast Road is popular because of its proximity to Newtownards town centre but also because its within minutes of the main arterial routes to Belfast which makes this home perfect for anyone having to commute to the City Centre.

On entering the home you will immediately appreciate the décor, space and light and on the ground floor you have five reception areas, three with fireplaces and one with a stove, a well proportioned kitchen with a good range of units, wc, utility room and cloakroom.

The first floor has an office/bedroom, modern bathroom and four double bedrooms, primary with luxury ensuite bathroom.

The front of the property has panoramic views over Newtownards and towards Scrabo Tower, the rear enjoys rural views over the surrounding fields and all areas of the garden have been planted and maintained to create well established bedding areas and in addition, there are several seating areas to enjoy sun at different times of the day.

Overall, this property is one not to be missed as homes of this standard don't come to the market often. We recommend viewing at your earliest opportunity to avoid disappointment.



## Key Features

- Stunning Period Residence On The Popular Belfast Road In Newtownards
- Open Plan Kitchen/Living/Dining Area With A Good Range Of Units And Stove
- Outbuildings Including Detached Garage, Potting Shed, Workshop, Store Room And Boiler House
- Beautiful Finish Throughout With A Mixture Of Period Features And Modern Elegance
- Five Reception Areas And Four Double Bedrooms, Primary With Ensuite Bathroom
- Landscaped Gardens to Front And Rear With A Plethora Of Mature Plants, Shrubs And Trees
- Close To Newtownards Town Centre And Main Arterial Routes To Belfast
- Sweeping Driveway With Parking For Multiple Vehicles



### Accommodation Comprises:

#### Entrance Porch

Original terrazzo flooring, dado rail, corniced ceiling.

#### Entrance Hall

Marble flooring, panelled walls, corniced ceiling.

#### Cloakroom

Original terrazzo flooring.

#### Dining Room

17'0 x 13'0

Wooden flooring, bay window with panelling, corniced ceiling, ceiling rose, picture rail, feature fireplace with tiled hearth and inset and carved wooden surround and mantle, views over Newtownards and towards Scrabo Tower.

#### Living Room

17'0 x 13'0

Wooden flooring, bay window with panelling, corniced ceiling, ceiling rose, picture rail, open fireplace with tiled hearth, tiled inset and carved wooden surround and mantle, views over Newtownards and towards Scrabo Tower.

#### Study

12'0 x 11'0

Wooden flooring, dual aspect views, original windows, open fireplace with slate hearth, cast iron inset and carved wooden surround and mantle, panelled walls, corniced ceiling.

#### Sunroom

17'1 x 14'0

Parquet flooring, views over Newtownards and Scrabo Tower, feature wall lights, door to garden, two glazed doors to dining room and kitchen.

#### Kitchen

17'1 x 10'1

Range of high and low level units, laminate and granite work surfaces, feature wine rack, one and a quarter stainless steel sink with built in drainer and mixer tap, "Bosch" four ring electric hob with under oven and built in extractor fan, feature glazed units, tiled floor, part tiled walls, recessed spotlighting, open to dining/living area, door to utility room.

#### Living/Dining Room

12'0 x 12'0

Wooden flooring, picture rail, space for dining, internal bell system, Inglenook style fireplace with slate hearth and stove, door to sunroom.

#### Utility Room

10'0 x 7'0

Low level units, laminate work surfaces, single stainless steel sink unit with mixer tap and built in drainer, space for fridge/freezer, plumbed for washing machine, door to rear garden, tiled floor, part tiled walls.

#### Guest WC

Traditional white suite comprising low flush wc, pedestal wash hand basin, tiled floor, panelled ceiling.

#### First Floor

#### Landing

Corniced ceiling, dado rail, picture rail, views over Newtownards and towards Scrabo Tower.

#### Office/Bedroom 5

8'0 x 6'0

Wooden flooring, panelled ceiling.

#### Bathroom

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, panelled bath with mixer tap, walk in shower enclosure with glazed screen and overhead shower, hotpress with storage, tiled flooring, part tiled walls, recessed spotlighting, access to roofspace.

#### Primary Bedroom

17'0 x 13'0

Double room, bay window, panelled walls, corniced ceiling, ceiling rose, picture rail, views over Newtownards and towards Scrabo Tower, ensuite.

#### Ensuite

White suite comprising wash hand basin with tiled splashback, low flush wc, bath with decorative tiled detail, shower enclosure with glazed screen and overhead shower, wall mounted chrome radiator, dual aspect views, eaves storage, wood laminate flooring, stained glass window.

#### Bedroom 2

17'0 x 13'0

Double room, bay window, panelled walls, corniced ceiling, picture rail, wash hand basin with mixer tap, views over Newtownards and towards Scrabo Tower.

#### Bedroom 3

13'0 x 10'1

Double room, views over rear garden.

#### Bedroom 4

12'0 x 10'1

Wood laminate flooring, window seat, corniced ceiling, picture rail.

#### Outside

Front: landscaped gardens, mature plants, shrubs and trees, parking area, tarmac driveway, views towards Newtownards and Scrabo Tower. Side and Rear: oil storage tank, brick paviour seating area with raised beds, area in lawn, mature plants, shrubs and trees, rural aspect, access to garage and potting shed, enclosed paved area. Garage: 14'1 x 8'0  
Potting Shed  
Boiler House: 8'0 x 3'0  
Workshop: 10'0 x 8'0  
Storage Room: 10 x 8'0











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Whilst 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 mis-statement. 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. Plan produced using PlanIt.co

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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