

RODGERS & BROWNE

SALE AGREED



11 Mountain Park, Crawfordsburn Rd,
Newtownards BT23 4UU

offers over £295,000



The Agent's Perspective...

"Set back off the road at the end of what was originally Mountain Road, this four bedroom detached home has been the happy family home for the one and only residents for the past 58 years. So content were they with the convenience of the location and the proximity of the countryside just a short walk away, they saw no reason for moving. However, now the time has come.

Set off by a large mature garden there is plenty of space for children to enjoy - building a 'den', playing 'hide and seek' or that all important football game.

The house has four bedrooms (including one on the ground floor), Drawing Room, Dining Hall, Study, TV Room, double glazed Conservatory, bright kitchen and two shower rooms (one ground and one first floor).

There is a cavernous double garage - ideal for many restoration projects or simply 'tinkering'.

Within easy reach of schools, shops and countryside walks, this is a home that perhaps the next family can call their 'forever' home"



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EXPERIENCE | EXPERTISE | RESULTS



uPVC double glazed conservatory looking into private rear garden



Drawing Room



Cosy fireplace

The facts you need to know...

Four bedrooms three reception rooms plus uPVC double glazed conservatory

Large, mature gardens

Very convenient to schools, shops and country walks

uPVC double glazing

End of cul de sac location

Ground floor and first floor shower rooms (one bedroom also on ground floor)

Large double garage with tarmac driveway and parking

Oil fired central heating

Freehold site

Approx 1900 square feet

Views to historic Scrabo Tower



Bright kitchen



TV Room



Study



Downstairs shower room

The property comprises...

GROUND FLOOR

Double multi-point locking uPVC front doors

ENTRANCE PORCH: Double glass inner doors

ENTRANCE HALL: 14' 0" x 9' 6" (4.27m x 2.9m) space for dining. Cloaks space under stairs.

DRAWING ROOM: 21' 0" x 12' 6" (6.4m x 3.81m) Picture windows to front and rear with views into the gardens. Feature fireplace.

CONSERVATORY: 16' 3" x 11' 0" (4.95m x 3.35m) Power and heating. Tiled floor. Double French doors to patio and gardens with lovely view.

T.V.ROOM 13' 0" x 11' 6" (3.96m x 3.51m) Access from Conservatory and Hall. Shelled double cupboard.

BRIGHT KITCHEN 13' 0" x 7' 6" (3.96m x 2.29m) Single drainer stainless steel sink unit, mixer taps, extensive range of white high & low level cupboards, laminated worktops, concealed breakfast table, plumbed for washing machine and dishwasher, part tiled walls, slate tile effect flooring. uPVC double glazed door to covered storage and boiler house.

BEDROOM (4): 10' 9" x 7' 7" (3.28m x 2.31m) Plus extensive range of built in wardrobes with cupboards above. View into rear garden

SHOWER ROOM: 8' 0" x 6' 6" (2.44m x 1.98m) Vanity unit, wash hand basin, mixer taps, low flush wc., marble tile effect flooring, fully tiled shower cubicle, thermostatic shower fitting, chrome heated towel rail.

STUDY 9' 9" x 6' 6" (2.97m x 1.98m)

Broom cupboard

Hot Press lagged copper cylinder immersion heater



Bedroom 1

FIRST FLOOR

BEDROOM (1): 18' 0" x 10' 6" (5.49m x 3.2m) Plus built in wardrobes

BEDROOM (2): 12' 6" x 11' 3" (3.81m x 3.43m)
Built in wardrobes, built in cupboards, dressing table. Access to eaves storage.

BEDROOM (3): 11' 6" x 8' 3" (3.51m x 2.51m) Lovely view over rear garden

SHOWER ROOM: 8' 6" x 7' 6" (2.59m x 2.29m) Vanity unit, wash hand basin, low flush wc., fully tiled corner shower cubicle with thermostatic drench shower, pine tongue and groove panelled ceiling, ceramic oak effect tiled floor, chrome heated towel rail.

OUTSIDE

LARGE DOUBLE GARAGE 25' 0" x 16' 9" (7.62m x 5.11m) Twin up and over doors, light, power, oil tank.

Tarmac driveway, parking and turning space. Boiler Room oil fired central heating boiler.

Extensive mature gardens to front and rear in lawns, hedges, mature trees, borders, shrubs and fencing.



Bedroom 2



Bedroom 3



First floor shower room



Bedroom 4 (ground floor)

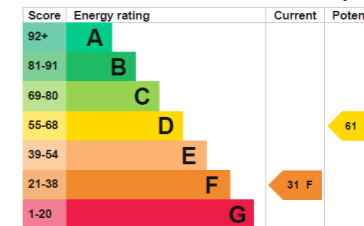
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	✓		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	✓		
Is the property timber framed?		X	
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Several energy suppliers available
Mains gas	Several energy suppliers available
LPG	Several energy suppliers available
Mains water	Yes
Cable TV or satellite	Several energy suppliers available
Telephone	Several energy suppliers available
Broadband and speed	Download 1000 Mbps Upload 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024 /2025 is c.£1,964.00.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From Newtownards swimming pool head out the Crawfordsburn Road and turn into Mountain Road on right hand side. Turn right into Whiteways and Mountain Park is first on the left..



Floor plan



Total Area: 176.7 m² ... 1902 ft²
All measurements are approximate and for display purposes only

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