



## 21 Marcella Park , Newtownards, BT23 4SF

"Probably one of the most deceptively spacious homes that I have seen in recent times, located in a prime location at the foot of Scrabo Hill and with incredible views right across Newtownards town from the rear of the property."

This home is beautifully presented throughout and, surprisingly, offers up to 5 bedrooms (4 doubles) but perhaps works best as a top floor master suite, complete with dressing room and ensuite shower room, plus 3 further bedrooms and a bathroom on the middle floor. The ground floor has a spacious and bright lounge, with feature fireplace and exceptional views, a separate dining room, a conservatory/porch and a modern fitted kitchen, with more of those stunning views. Externally there is a garage with tarmac driveway plus gardens to front and enclosed to rear in lawn with mature hedges, shrubs and paved patio.

The property benefits from uPVC double glazing and oil fired central heating and genuinely should be viewed internally to be full appreciated.

**Offers Around £259,950**

# 21 Marcella Park

, Newtownards, BT23 4SF



- Spacious split level home
- Exceptional views over Newtownards town
- 4 double bedrooms - Master with dressing room & ensuite
- Lounge with feature fireplace
- Modern kitchen with casual dining area
- Dining room
- Conservatory
- Bathroom & ensuite shower room
- Attached Garage + Tarmac Driveway
- uPVC double glazing - Oil fired central heating

## Entrance

## Conservatory

11'3x10'3 (3.43mx3.12m)

## Entrance hall

11'6x7'6 (3.51mx2.29m)

## Kitchen/diner

12'2x10'3 (3.71mx3.12m)

## Lounge

17x12'2 (5.18mx3.71m)

## Dining room

10'11x10'11 (3.33mx3.33m)

## Middle floor landing

## Bathroom

8'3x6'11 (2.51mx2.11m)

## Bedroom 4

10x8'3 (3.05mx2.51m)

## Bedroom 3

12x11 (3.66mx3.35m)

## Bedroom 2

12x11'5 (3.66mx3.48m)

## Top floor landing.

## Bedroom 1

11'5x11'1 (3.48mx3.38m)

## Bedroom 5/Dressing room

11'2x10'4 (3.40mx3.15m)

## Ensuite shower room

7'6x3 (2.29mx0.91m)

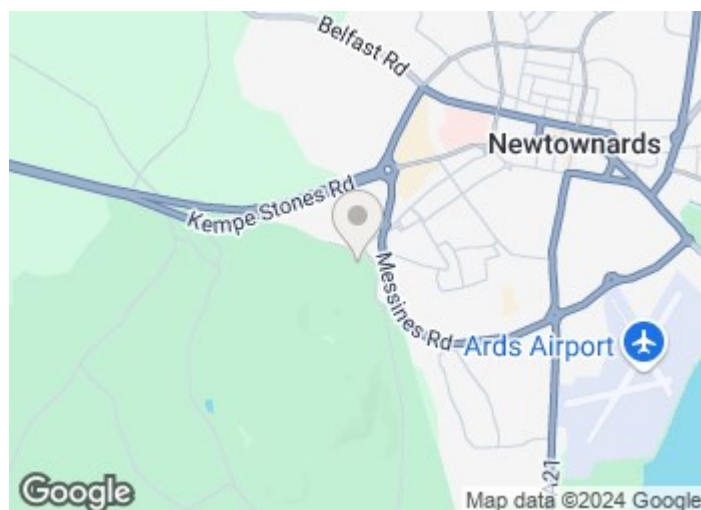
## Garage

15'8x9 (4.78mx2.74m)

## Outside

## Tenure

## Property misdescriptions

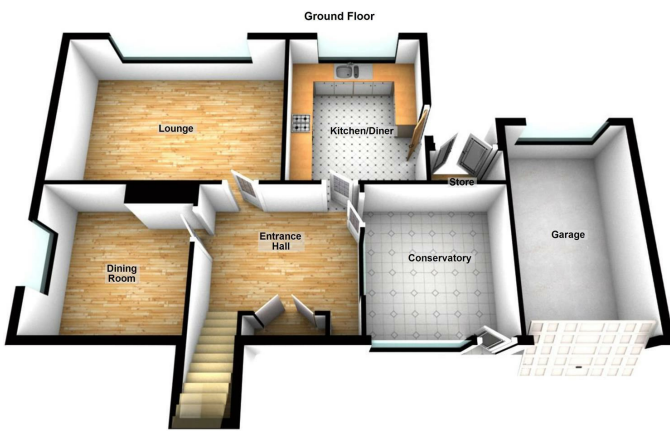


## Directions

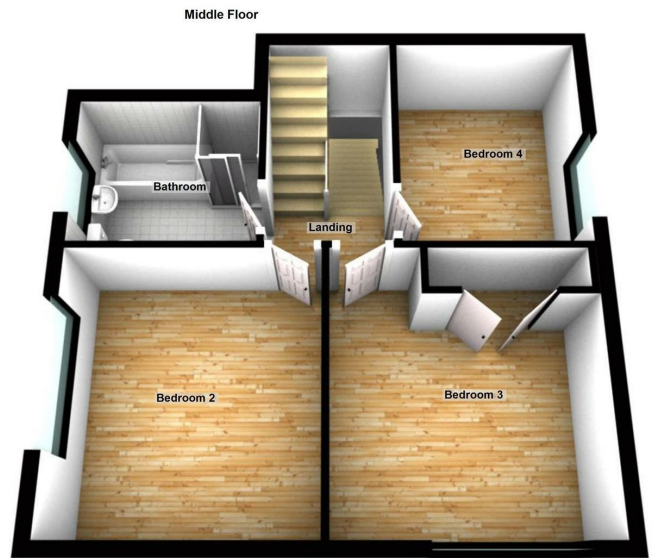
Marcella Park is located juts off the Old Belfast and Scrabo Roads right at the foot of Scrabo ill.



# Floor Plan



Images for illustrative purposes only and subject to change. Plans produced using PlanSpace.



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