

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 HILLSIDE,
NEWTOWNARDS, BT23 4UR**

OFFERS AROUND £299,950

Nestled in the picturesque Hillside area of Newtownards, this detached five-bedroom house off the Mountain Road is a true gem waiting to be discovered. The property boasts a charming character with its stunning gardens, offering multiple seating areas surrounded by a plethora of established plants and shrubs, creating a tranquil oasis for relaxation and entertainment.

Upon entering, you are greeted by an open plan reception area, perfect for hosting guests or simply unwinding after a long day. The ground floor features three well-appointed bedrooms and a bathroom, providing convenience and flexibility for various living arrangements and a large sunroom. The primary suite is on the first floor, with an ensuite and a further bedroom/study and walk in store room.

Situated in a quiet location yet conveniently close to arterial routes leading to Belfast, this property offers the best of both worlds - peace and accessibility. Whether you're looking for a family home with ample space or a retreat from the hustle and bustle of city life, this detached house presents a unique opportunity to create your own haven in a sought-after location.

We recommend viewing this lovely home at your earliest convenience.



Key Features

- Spacious Detached Home Off The Mountain Road In Newtownards
- Open Plan Kitchen/Living/Dining Area With Access To Integral Garage
- Main Bathroom On Ground Floor And Primary With Ensuite On First Floor
- Close To Newtownards Town Centre And Arterial Routes To Belfast
- Five Bedrooms, Three On Ground Floor And Two On First Floor
- Beautifully Landscaped Gardens To Front And Rear With A Mature Planting Scheme
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Viewing Is Highly Recommended For This Lovely Family Home



Accommodation

Comprises:

Living Room

17'4" x 11'5"

Wall mounted gas fire with sandstone hearth, wood laminate flooring, feature lighting.

Kitchen/Dining Room

22'11" x 9'2"

Range of high and low level units, laminate work surfaces, feature glazed units, integrated fridge, integrated "Bosch" double oven, "Neff" four ring electric hob with extractor fan, integrated dishwasher, undermounted ceramic sink with mixer tap, wood laminate flooring, wall mounted radiator, space for dining, door to rear garden, door to integral garage.

Sunroom

14'5" x 11'5"

Tiled flooring, recessed spotlighting, glazed door to hall.

Bedroom 2

12'5" x 11'9" (not including robes)

Double room, recessed spotlighting, built in wardrobes.

Bedroom 3

11'9" x 10'9"

Double room.

Bedroom 4

11'5" x 10'2"

Double room.

Bathroom

White suite comprising panelled bath with mixer tap, vanity unit with sink, mixer tap and storage, low flush wc, wall mounted radiator, walk in shower enclosure with overhead shower and glazed door, tiled flooring.

First Floor

Landing

Store Room

11'9" x 10'5"

Power and light.

Bedroom 1

20'8" x 11'5" (not including robes)

Double room, two sets of built in robes, recessed spotlighting, ensuite.

Ensuite

White suite comprising vanity unit with double sinks and mixer taps, walk in shower enclosure with overhead shower and glazed doors, low flush wc, wall mounted radiator, extractor fan.

Bedroom 5/Study

10'5" x 10'2"

Integral Garage

22'7" x 8'10"

Up and over roller door, power and light, plumbed for washing machine, space for tumble dryer, oil fired boiler, door to rear garden, mezzanine storage.

Outside

Front: tarmac driveway with parking for multiple vehicles, mature plants,

shrubs and trees, views towards Scrabo Tower and Newtownards, access to garage.

Rear: brick paviour seating area, pond, bedding areas, paved walkway, mature plants, shrubs, trees and hedging, paved entertaining areas, seating areas, shed, area in lawn, outside tap, outside 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
(39-54) E	41		
(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 PlanUp.

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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