

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1A WESTMOUNT PARK,  
NEWTOWNARDS, BT23 4BP**

**OFFERS AROUND £395,000**

Nestled in the charming Westmount Park of Newtownards, this detached house offers a serene retreat for those seeking a spacious and comfortable living space. Boasting three reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property also features five generously sized bedrooms, three of which come with built-in storage for added convenience.

Situated within walking distance to Newtownards town centre, this home offers the perfect blend of convenience and tranquillity. Imagine being able to stroll into town for a leisurely afternoon of shopping or dining without the need to drive.

The heart of this home lies in its large kitchen, providing ample space for an informal dining area where you can enjoy delicious meals with family and friends. With three separate reception rooms, you have the flexibility to create various living spaces to suit your lifestyle.

In addition to the interior features, this property comes with a good sized garage and off-street parking for multiple vehicles, ensuring both convenience and security for your transportation needs. The mature wrap-around gardens that surround the house offer a peaceful outdoor sanctuary, complete with a variety of plants, shrubs, and hedging that add to the beauty and privacy of the property.

If you are looking for a detached home that combines comfort, space, and tranquillity, this property in Westmount Park is a must-see. Don't miss the opportunity to make this beautiful house your new home.



## Key Features

- Beautifully Private Detached Home Within Walking Distance To Newtownards Town Centre
- Five Double Bedrooms, Three With Built In Storage
- Gas Fired Central Heating And PVC Double Glazed Windows
- Attractive Mature Wrap Around Gardens With Range Of Plants, Shrubs And Trees
- Modern Kitchen With Dining Area And Three Separate Reception Rooms
- Ground Floor Bathroom And First Floor Shower Room
- Integral Garage And Ample Off Street Parking For Multiple Cars
- Excellent Location Within Walking Distance To Newtownards Town Centre



## Accommodation

### Comprises:

### Conservatory

15'5" x 9'10"

Wood laminate flooring and door to side garden.

### Hall

### Living Room

18'8" x 14'1"

Solid wood flooring, dual aspect views, sliding doors to patio area, open fireplace with tiled hearth, tiled instead, stone surround and mantle and recessed spotlighting.

### Dining Room

19'8" x 12'5"

Wooden flooring, feature bay window with built in window seat and dual aspect views.

### Kitchen

19'0" x 14'9" at widest points

Modern range of high and low level units with granite work surfaces, undermounted one and a quarter bowl stainless steel sink unit with mixer taps, space for fridge freezer, dishwasher and cooker, built in seating area, feature lighting, wooden panelled ceiling, partly tiled walls and tiled floor.

### Utility

7'6" x 4'11"

Plumbed for washing machine, space for tumble dryer and Worcester gas fired boiler.

### Bedroom 2

Built in wardrobes.

### Bedroom 3

12'1" x 10'9"

Built in storage.

WC - wall mounted sink and low flush wc.

### Bedroom 4

11'9" x 8'10"

Built in wardrobes and desk.

### Bathroom

Traditional white suite comprising panelled bath with telephone hand shower set, corner shower enclosure with 'Triton' overhead shower and glazed shower doors, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, extractor fan and recessed spotlighting.

### First Floor

### Landing

Storage cupboard.

### Bedroom 1

22'7" x 12'5"

Large double bedroom with relaxation area and walk in wardrobe.

### Bedroom 5

11'5" x 11'1"

### Shower Room

White suite comprising corner shower enclosure with overhead shower, low flush wc, pedestal wash hand basin with mixer tap, built in shelving, recessed spotlighting, extractor fan, fully tiled walls and tiled floor.

## Outside

Front, Side And Rear: driveway for multiple vehicles, mature plants, shrubs and trees, area in lawn, enclosed play area, paved entertaining area and private site.

## Garage

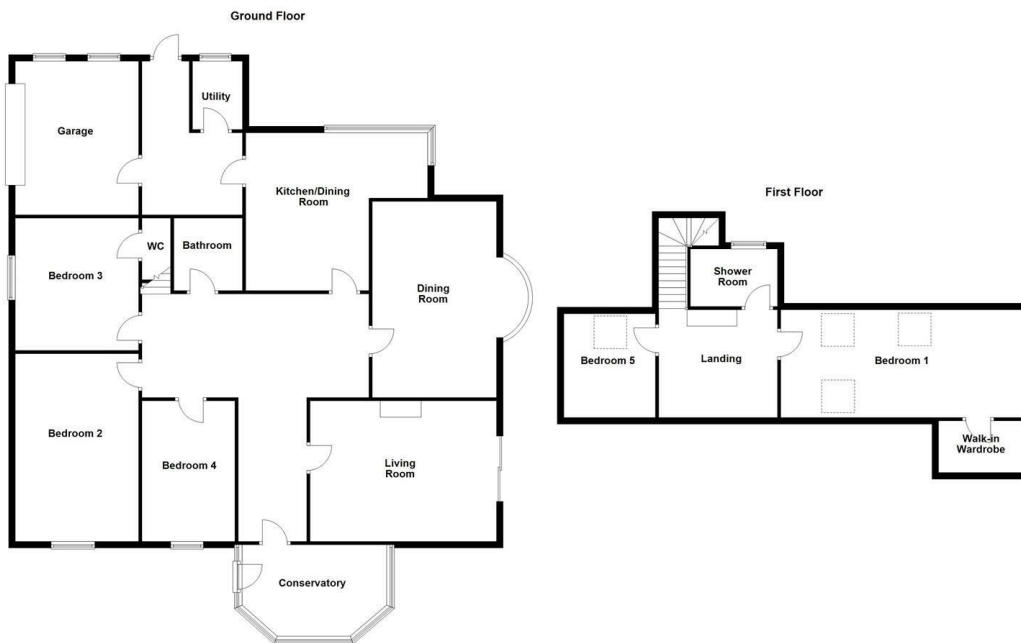
Power and light.











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 Plotix.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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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