

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 MOUNTPLEASANT PARK,
NEWTOWNARDS, BT23 4WJ**

OFFERS AROUND £425,000

Nestled in the serene Mountpleasant Park of Newtownards, this detached house is a true gem waiting to be discovered. Boasting two plus reception rooms, four bedrooms, and four bathrooms spread across 2,100 sq ft, this property offers ample space for a growing family.

Built in 2020, this modern home exudes elegance and style. The double fronted layout adds a touch of grandeur, while the quiet cul-de-sac location ensures peace and tranquillity. With six years remaining on the NHBC warranty, you can rest assured of the quality and craftsmanship of this home.

Step inside to find a contemporary kitchen that seamlessly flows into the dining area and snug, perfect for entertaining guests or enjoying family meals. A separate utility room adds convenience to the daily chores, making life a little easier.

Upstairs, you'll find four generous double bedrooms, with the master bedroom featuring an ensuite for added luxury. Bedrooms 2 and 3 have access to a jack and jill ensuite, providing practicality and comfort for all residents.

Outside, the property sits on a beautiful site with a large private garden to the rear, offering a peaceful retreat for relaxation or play. The good-sized driveway to the front ensures ample parking space for you and your guests.

If you're looking for a substantial family home that combines modern living with comfort and style, this property ticks all the boxes. Don't miss the opportunity to make this house your home in the heart of Mountpleasant Park.



Key Features

- Substantial 2100 Sqft Detached Home On A Large, Private Site In A Quiet Cul-De-Sac
- Four Double Bedrooms, Two Ensuites And Main Family Bathroom
- Built 2020, With Six Years Remaining On The NHBC Warranty
- Fully Enclosed Large Rear Garden In Lawn, With Good Sized Driveway To Front
- Modern Kitchen Open Plan To Dining And Snug Area, With Separate Utility
- Gas Fired Central Heating And PVC Double Glazed Windows
- Feature Surround Sound Entertainment System
- Early Viewing Recommended To Appreciate This Stunning Home



Accommodation

Comprises:

Entrance Hall

Storage cupboard under stairs, tiled flooring.

Ground Floor WC

White suite comprising low flush w.c., wall mounted wash hand basin with mixer tap, heated towel rail, extractor fan, tiled floor.

Lounge

16'10 x 11'5

Kitchen / Living / Dining

28'6 x 24'7

Luxury kitchen with a range of high and low level units, granite work surfaces with upstand and splashback, undermount stainless steel sink unit with mixer tap, integrated electric oven, five ring gas hob, stainless steel extractor hood, integrated fridge freezer and dishwasher. Tiled flooring, double doors to rear garden, surround sound entertainment system.

Utility Room

10'5 x 8'2

Range of high and low level units, Formica work surfaces and upstand, Franke stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, tiled flooring, extractor fan.

First Floor

Landing

Access to roof space, hot press storage cupboard.

Bedroom 1

16'4 x 14'5 (at widest point)

Dressing area with built-in robes.

Ensuite

White suite comprising large walk-in shower, thermostatic shower unit, vanity unit with mixer tap, low flush w.c., heated towel rail, LED mirror unit, part tiled walls, tiled flooring, extractor fan.

Bedroom 2

10'11 x 10'11

Ensuite

White suite comprising panelled bath with mixer tap, corner shower cubicle with tiled walls, vanity unit with mixer tap, low flush w.c., heated towel rail, LED mirror unit, part tiled walls, tiled flooring, extractor fan.

Bedroom 3

13'7 x 10'4 (at widest point)

Feature panel moulding and dado rail, access to Jack and Jill ensuite.

Jack And Jill Ensuite

White suite comprising large walk-in shower cubicle, thermostatic shower unit, vanity unit with mixer tap, low flush w.c., heated towel rail, LED mirror unit, part tiled walls, tiled flooring, extractor fan.

Bedroom 4

12'1 x 10'11

Feature panel moulding and dado rail, access to Jack and Jill ensuite.

Outside

Elevated site, well maintained garden in lawn to front and rear, boundary fencing, patio area and Summer house, outside tap, four external sockets.



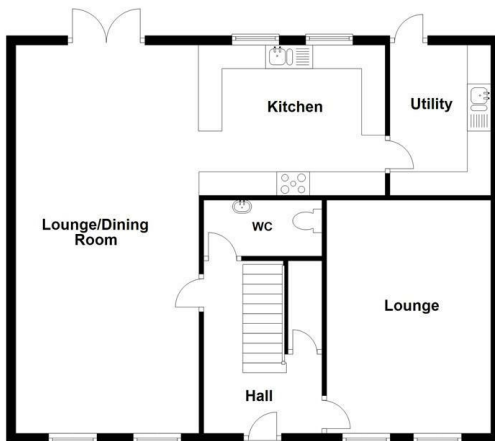




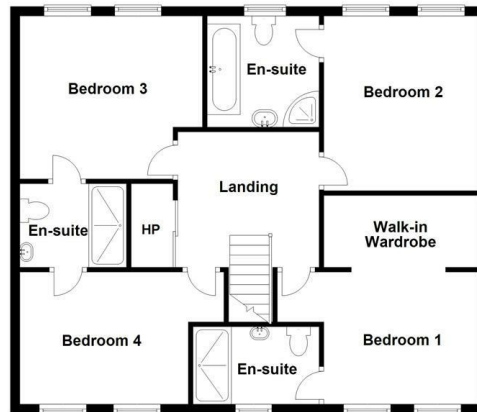




Ground Floor



First Floor



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.

20 Mountpleasant Park Newtownards

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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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