

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 CURLEW CRESCENT,
NEWTOWNARDS, BT23 8FW**

OFFERS OVER £379,950

Welcome to this stunning detached house located on Curlew Crescent in Newtownards! This property boasts ample space with 3 reception rooms, 4 bedrooms, and 3 bathrooms spread across 2,000 sq ft of living area.

Built in 1999, this charming home offers a perfect blend of modern amenities and classic design which the current owners have upgraded over the years to include new kitchen, sunroom and most recently new decking in the rear garden. Situated in a peaceful cul-de-sac location, you can enjoy privacy and tranquillity while still being close to all the conveniences of Newtownards.

One of the standout features of this property is the double garage, providing plenty of space for parking or storage. Whether you're a growing family or someone who loves to entertain, this house has everything you need to create a comfortable and welcoming home.

Don't miss out on the opportunity to make this beautiful house your own. Contact us today to arrange a viewing and experience the charm of Curlew Crescent for yourself!



Key Features

- Beautiful Detached Residence In A Quiet Cul De Sac Location In Teal Rocks
- Four Bedrooms, Master With Ensuite And Built In Wardrobes
- Large Games Room Which Could Be Adapted To Suit A Range Of Uses
- Beautiful Landscaped Rear Garden With Recently Installed Decked Area For Entertaining
- Modern Kitchen With Excellent Range of Units And Separate Utility Room
- Three Plus Reception Rooms
- Oil Fired Central Heating And PVC Double Glazed Windows
- Excellent Location Close To Newtownards Town Centre And Arterial Routes



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring and under staircase storage.

Downstairs W/C

White suite comprising low flush wc, pedestal wash hand basin with mixer tap, partly tiled walls, tiled floor and extractor fan.

Living Room

12'3" x 17'8"

Wood laminate flooring, open fireplace with wood mantle and feature bay window. Open to:

Study

8'2" x 7'6"

Wood laminate flooring.

Dining Room

10'7" x 10'10"

Wood laminate flooring.

Kitchen/Dining Area

Modern range of high and low level units with laminate work surfaces and upstands, single drainer stainless steel sink unit with mixer tap, integrated appliances to include; under oven, 5 ring electric hob, extractor fan, dishwasher, space for fridge/freezer feature glazed unit, breakfast bar with space for seating, wood laminate flooring and space for dining area.

Utility Room

Modern range of high and low level units with laminate work surfaces and upstands, stainless steel sink unit with mixer tap with tiled splashback, plumbed for washing machine and dryer, access to garage.

Sunroom

12'9" x 14'1"

Tiled flooring, recessed spotlights and patio doors to rear garden.

Games Room

9'11" x 11'4"

Wood laminate flooring.

First Floor

Landing

Velux window and access to partly floored roofspace via slingsby type ladder and hot press.

Bedroom 1

11'6" x 17'8"

Double bedroom with built in sliding wardrobes.

En-Suite

White suite comprising shower cubicle with overhead shower and sliding shower doors, low flush wc, pedestal wash hand basin with mixer tap, partly tiled walls, tiled floor and extractor fan.

Bedroom 2

12'1" x 10'9"

Double bedroom, wood laminate flooring

Bedroom 3

9'4" x 11'10"

Double bedroom, wood laminate flooring

Bedroom 4

9'5" x 13'0"

Shower Room

White suite comprising walk in shower cubicle with rainfall overhead shower and glazed shower screen, low flush wc, vanity unit with mixer tap, tiled walls, tiled floor and extractor fan.

Double Garage

18'2" x 18'10"

Power and light with two roller doors.

Outside;

Front & Side; Paved driveway for multiple vehicles, area in lawn, paved pathway, mature plants and shrubs.

Rear; Enclosed rear garden, paved pathway, raised decking entertainment area (installed 2024), mature shrubs and plants.











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 misstatement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	60
(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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