

For Sale

Asking Price: £330,000

SimonBrien



9 Ascot Park,
Newtownards, BT23 4AZ

simonbrien.com

Description

Ideally located within the popular Ascot Park development. Just off the Belfast Road, and perfectly placed at the foothills of Craigtlet to take advantage of excellent transport links to Newtownards, Holywood, and Belfast City.

The subject property has been well maintained over the years and is set on a proportionate sized site that has been well stocked in mature shrub beds, established trees and patio areas, the rear garden is south facing and provides fantastic privacy and is easily looked after throughout the horticultural year. Constructed by North Down Construction No.9 Ascot Park offers a deceptive level of accommodation and a layout ideal for families.

The interior comprises: entrance hall, a great sized lounge with gas fire, family room, formal dining room, deluxe fitted Oak kitchen, recently added sunroom and a downstairs cloakroom. At first floor level there are four good sized bedrooms, bedroom one provides a deluxe en suite, and bedrooms two, three and four are neatly serviced by a family bathroom.

Externally, the property offers a great sized integral double garage which is approached by a tarmac driveway. There are neat and easily maintained gardens to the front, side, and rear of the home, laid out in various patio areas, well stocked shrub beds, and trees.

Interested parties should contact our Newtownards branch on 02891 800700 to arrange your viewing appointment, at your earliest convenience.

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Special Features & Services

- A deceptively spacious detached home
- Positioned within a small cul-de-sac, just off the popular Belfast Road
- Located only a few minutes' drive from Conway Square
- Commuter routes to Belfast and Holywood at the beginning of the development
- Entrance hall with cloaks storage
- Large lounge providing a feature fireplace and gas fire
- Formal dining room
- Family room with Oak fireplace and open fire
- Integral double garage approached via tarmac driveway
- Gardens to front, side and rear laid in various patio areas, shrub beds and trees
- Upvc double glazed windows and rear doors



Accommodation

GROUND FLOOR

ENTRANCE HALL:

Telephone point, concealed hot press, copper cylinder and immersion heater, double glazed front door to entrance hall with separate cloaks cupboard downstairs.

CLOAKROOM:

Comprising oyster suite, pedetal wash hand basin, push button WC, wall tiling, ceramic tiled floor

DINING ROOM:

11' 9" x 11' 1" (3.58m x 3.38m)

Wall light points



LOUNGE:

15' 7" x 15' 1" (4.75m x 4.6m)

Brass fireplace surround, gas fire, TV point



FAMILY ROOM:

15' 7" x 11' 9" (4.75m x 3.58m)

Feature oak fireplace, slate inset, open fire, slate hearth, TV point



DELUXE FITTED KITCHEN/CASUAL DINING:
14' 1" x 11' 1" (4.29m x 3.38m) Single drainer stainless steel sink unit with mixer taps, range of high and low level oak units, 4 ring ceramic hob unit, Formica top with wooden edge, Double built in oven extractor fan, integrated fridge and microwave, plumbed for dishwasher, matching dresser, wall tiling, concealed lighting, LVT Flooring, LED spotlights, open to



SUN ROOM:
14' 9" x 10' 9" (4.5m x 3.28m)
Led spotlights, LVT Flooring, uPVC double glazed French doors to rear.

FIRST FLOOR
LANDING: Roofspace access, LED spotlights

BEDROOM (1):
12' 5" x 9' 8" (3.78m x 2.95m)
Range of mirror fitted sliderobes, LED spotlights, views to Scrabo Tower



ENSUITE:
White suite comprising, fully tiled shower cubicle with 'Triton' telephone hand shower, vanity unit with wash hand basin and mixer taps, low flush WC, wall tiling, ceramic tiled floor, LED spotlights



BEDROOM (2):
11' 9" x 11' 8" (3.58m x 3.56m)



BATHROOM:
Contemporary grey suite, panelled bath with 'Redring' telephone hand shower over, shower screen, pedestal wash hand basin, low flush WC, ceramic tiled floor



OUTSIDE
Gardens to front, side and rear laid in lawns, mature and well stocked trees, shrub beds, hedging, fencing, outdoor lighting, outside tap, access to side for oil, bins etc

ATTACHED GARAGE
21' 1" x 16' 9" (6.43m x 5.11m)
Remote control up and over insulated door, Light and Power, Grant Vortex, oil fired boiler (installed in 2018), side window, range of high and low level units, Formica round edged work surfaces, plumbed for washing machine, approached via tarmac driveway.

BEDROOM (3):
12' 0" x 9' 9" (3.66m x 2.97m)
Views to Scrabo Tower.



BEDROOM (4):
13' 6" x 11' 3" (4.11m x 3.43m)
Large velux windows





VALUER

Richard Orr

Valuer

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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