

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**ROSEMEAD, 9 BELFAST
ROAD, NEWTOWNARDS,**

OFFERS AROUND £725,000

Located on the prestigious Belfast Road in Newtownards, "Rosemead" is a captivating detached residence that exudes charm and elegance. This pre-1914 property boasts a timeless allure with its enchanting façade, adorned with a wisteria-covered front porch and flourishing rose gardens that paint a picturesque scene.

Upon entering, you are greeted by three generously proportioned reception areas, each adorned with inviting open fireplaces that create a warm and welcoming ambiance. The luxury kitchen is a culinary delight, featuring a wood-burning stove and a dining area perfect for hosting intimate gatherings or family meals.

"Rosemead" offers five spacious double bedrooms, providing ample space for a growing family or accommodating guests. Additionally, there is an extra room that can serve as an office or a sixth bedroom, catering to various lifestyle needs.

The property also includes a ground floor guest WC for added convenience and a first-floor family bathroom fitted with a modern white suite for a touch of contemporary luxury.

Outside, the landscaped gardens at the front and rear of the property offer a tranquil retreat, while a double garage, wood store, and ample parking for multiple vehicles ensure both practicality and convenience.

In conclusion, "Rosemead" is a truly exceptional home that seamlessly blends historic charm with modern comforts. With its idyllic location and impressive features, this property is a rare find that promises a lifestyle of sophistication and comfort. Viewing is highly recommended to fully appreciate the allure and potential of this remarkable residence.



Key Features

- Stunning Detached Residence On The Popular Belfast Road In Newtownards
- Three Good Sized Reception Areas And Large Kitchen/Living Room With Double Doors To Garden
- Ground Floor Guest WC And First Floor Family Bathroom With White Suite
- Landscaped Gardens To Front And Rear With Well Established Plants, Shrubs And Trees
- Early Viewing Is Highly Recommended For This Exceptional Home
- Luxury Kitchen With Quartz Worksurfaces, Integrated Neff Appliances, Island, Dining Area And "Wiking" Wood Burning Stove
- Five Double Bedrooms, Primary With Ensuite And Built In Robes And Additional Office/Bedroom 6
- Within Walking Distance To Newtownards Town Centre And Close To The Arterial Routes To Belfast
- Double Garage With Gym/Office And Adjacent Wood Store



Accommodation Comprises:

Entrance Porch

Original tiled flooring, feature glazed door to entrance hall.

Entrance Hall

Original tiled flooring, corniced ceiling, ceiling roses, wall panelling, under stair storage.

Drawing Room

27'10" x 17'8"

Two bay windows, views over front garden, corniced ceiling, ceiling roses, picture rails, feature period style radiators, wall panelling, built in storage, open fireplace with marble hearth, cast iron surround, inset and mantle, additional feature fireplace with cast iron surround and marble hearth.

Living Room

15'8" x 14'1"

Corniced ceiling, ceiling rose, picture rail, open fireplace with slate hearth and cast iron inset, surround and mantle.

Family Room

14'1" x 11'9"

Corniced ceiling, recessed spotlighting, built in storage, picture rail, open fireplace with tiled hearth, decorative tiled inset and carved wooden surround and mantle, picture rail, built in shelving.

Kitchen/Dining Room

21'7" x 15'8"

Luxury range of high and low level units, quartz work surfaces, island with "Blanco" undermounted sink, "Quooker" hot tap, integrated dishwasher, integrated bin drawer, breakfast bar seating, integrated wine cooler, larder unit, integrated "Neff" microwave/combi oven, integrated "Neff" oven, integrated full length fridge and full length freezer, recessed spotlighting, wireless Bluetooth ceiling speakers, "Wiking" wood burning stove, double doors to rear garden, feature period style radiator, tiled flooring.

Rear Hall

Wood effect tiled flooring, storage cupboard, panelled walls, cloakroom area.

Guest WC

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, recessed spotlighting, wood effect tiled flooring.

Utility Room

19'4" x 8'10"

Range of high and low level units, wood laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, built in storage, plumbed for washing machine, space for tumble dryer, wood effect tiled flooring.

First Floor

Landing

Corniced ceiling, picture rail, wall panelling, period style radiators, feature stained glass windows. External balcony to the front accessed from the landing.

Primary Bedroom

15'8" x 13'9"

Double room with corniced ceiling, picture rail, dado rail, built in robes, ensuite shower room.

Ensuite Shower Room

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, feature light mirror, shower enclosure with overhead shower and glazed door, built in storage, extractor fan, recessed spotlighting, tiled flooring.

Bedroom 2

14'1" x 12'1"

Double room, built in storage, access to roofspace, corniced ceiling, picture rail.

Bedroom 3

13'9" x 11'9"

Double room, built in storage, corniced ceiling, picture rail.

Bedroom 4

15'1" x 13'1"

Double room, feature fireplace with tiled hearth and inset and carved wooden surround and mantle, built in robes, corniced ceiling, picture rail, wall panelling.

Bedroom 5

15'5" x 13'1"

Double room, corniced ceiling, picture rail, wall panelling.

Office/Bedroom 6

10'2" x 6'6"

Family Bathroom

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, free standing bath with telephone hand shower set, walk in shower enclosure with overhead shower and glazed door, wall mounted chrome radiator, recessed spotlighting, feature fireplace, extractor fan, tiled flooring.

Outside

Front: sweeping driveway with parking for multiple vehicles, area in lawn, mature plants, shrubs, hedging and trees, raised bedding areas, established rose bushes.

Rear: fully enclosed, area in lawn, parking area for multiple vehicles, raised bedding areas, two paved entertaining areas, pergolas, mature plants, shrubs, hedging and trees, access to double garage, gym/games room and wood store.

Double Garage

Room 1: 4.5mx 3.6 m

Room 2: 4.5m x 3.1m

Gym/Games Room 6.2m x 2.9m

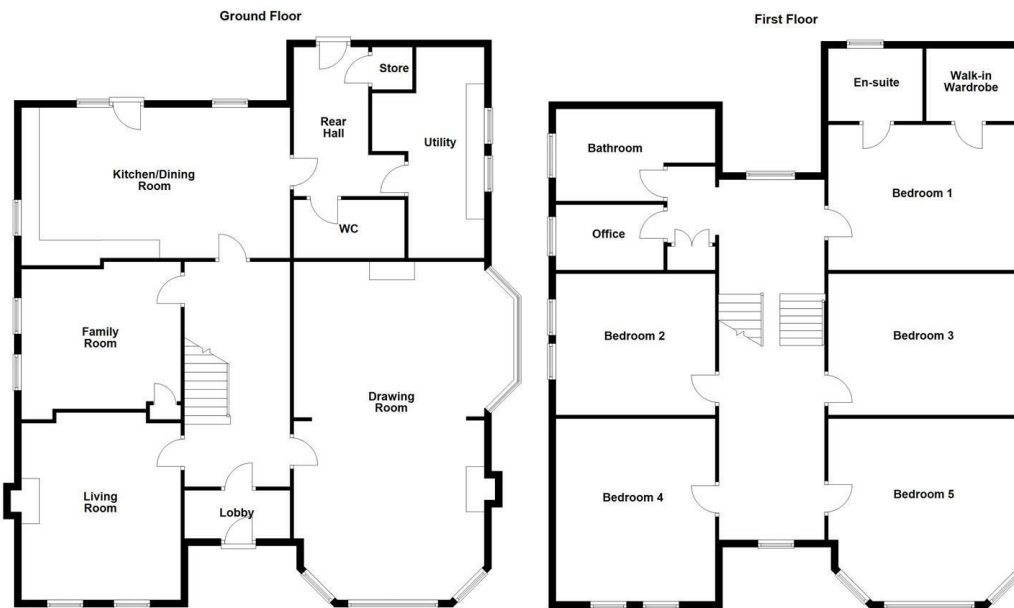
Wood Store











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.

9 Relfset Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	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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