

TEMPLETON  
ROBINSON



1 Belfast Road,  
Newtownards,  
BT23 4BJ

Offers Over  
£699,950

Viewing by  
appointment with  
& through agent  
028 90 650000



Extending to over 4,000 sq ft, this magnificent detached residence offers a wealth of accommodation. Beautifully presented throughout, the rooms are well proportioned and the layout offers considerable flexibility. In brief, the accommodation comprises five bedrooms, two with ensuite, and four reception rooms plus study.

Externally there is a generous private and enclosed mature garden in lawn to the front,

complimented by a hard landscaped patio seat area with built in firepit, ideal for entertaining. There is also an impressive sun terrace with access from a bedroom. To the rear there is an additional outdoor seating area, parking and access to garage.

Situated on the edge of the town centre, its location on the Belfast side of Newtownards makes this the perfect family home, ideal for commuting, schools, and weekend entertainment.



- Handsome Detached Family Residence extending to circa 4,000 sqft
  - Excellent standard of finish throughout
  - Drawing room with feature fireplace and underfloor heating
- Contemporary Kitchen open plan to Living Room with feature fireplace
  - Dining room with feature fireplace
    - Large entertainment room with access to side
    - Utility room with access to Home Office and rear
    - 5 Well proportioned Bedrooms, two with ensuite
- Mature, private front gardens in lawn, with paviour patio seating area
- Tarmac driveway leading to Garage and additional parking area to rear
  - Phoenix Gas heating / uPVC double glazed windows
  - Delightful setting in a most sought after convenient location

The Property Comprises:

## Ground Floor

UPVC glazed front door to . . .

ENTRANCE PORCH: Tilled floor, cornice ceiling, low voltage spotlights, glazed door to . . .

ENTRANCE HALL: Parquet style wooden floor, feature wood panelling, understairs storage cupboard.

DOWNSTAIRS W.C.: Cloaks area, floating wc, sink unit, tiled floor, low voltage spotlights, chrome heated towel rail.

Glazed double doors to . . .

DRAWING ROOM: 26' 10" x 25' 8" (8.18m x 7.82m) (into bay) Feature wood panelling, feature fireplace with granite hearth and plumbed for gas fire, cornice ceiling, underfloor heating.



FAMILY ROOM: 16' 2" x 12' 8" (4.93m x 3.86m) (into bay) Feature sandstone fireplace with slate hearth, built-in bookcase, cornice ceiling, low voltage spotlights, Parquet wooden floor.



Open access to . . .

KITCHEN: 17' 7" x 12' 4" (5.36m x 3.76m) Bespoke fitted kitchen with range of high and low level units, Quartz work surfaces, 5 ring hob, extractor canopy, electric double oven with microwave and warming drawer, integrated fridge and freezer, larder, Quartz worktops, Franke sink with Quooker tap, integrated dishwasher, breakfast bar area, low voltage spotlights. Glazed double doors to side.

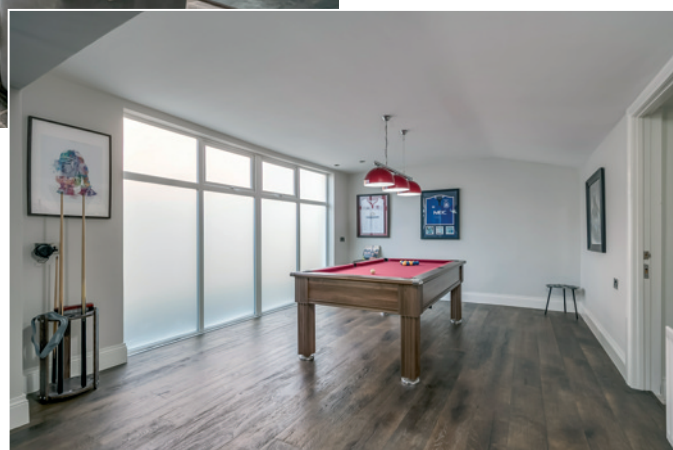


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DINING ROOM: 17' 5" x 13' 4" (5.31m x 4.06m) (into bay) Parquet style wood floor, cornice ceiling, low voltage spotlights, feature cast iron fireplace with slate hearth.



LIVING ROOM: 17' 5" x 13' 0" (5.31m x 3.96m) Cornice ceiling, low voltage spotlights, glazed doors to side, engineered oak floor.



UTILITY ROOM: 15' 9" x 13' 8" (4.8m x 4.17m) (at widest points) Range of high low level units, stainless steel single drainer sink unit, plumbed for washing machine, storage cupboard with gas fired boiler, built-in shelving, glazed door to rear, laminate wood effect floor. Access to:



HOME OFFICE: 15' 7" x 11' 11" (4.75m x 3.63m) (Currently fitted out as bar area) Low voltage spotlights, laminate wood effect floor. Glazed double doors to rear.

#### First Floor

Feature wood panes walls. Access to part floored roofspace. Shelving, laundry cupboard.



BEDROOM (1): 19' 11" x 12' 6" (6.07m x 3.81m) (into bay)



DRESSING ROOM: Built-in railings. Access to . .

ENSUITE: Modern white suite comprising low flush wc, walk-in shower cubicle with telephone hand shower and 'rain' head shower, fully tiled walls, heated towel rail, low voltage spotlights.



BEDROOM (2): 17' 3" x 11' 1" (5.26m x 3.38m) (into bay window). Wall to wall range of built-in wardrobes, laminate wood effect floor.

ENSUITE SHOWER ROOM: Modern white suite comprising vanity unit, low flush wc, walk-in shower cubicle with thermostatic shower and rainhead shower head, fully tiled walls, tiled floor, heated towel rail, low voltage spotlights.





BEDROOM (3): 13' 2" x 12' 8" (4.01m x 3.86m) Laminate wood effect floor, built-in drawers and desk, built-in robes. Glazed double doors to generous sun terrace.



BEDROOM (4): 13' 2" x 11' 11" (4.01m x 3.63m) Low voltage spotlights.

BEDROOM (5): 12' 7" x 12' 3" (3.84m x 3.73m) (Currently used as home office).



BATHROOM: Modern white bathroom suite comprising low flush wc, vanity sink unit, part tiled walls, tiled floor, chrome heated towel rail. low voltage spotlights.



## Outside

FRONT: Private and enclosed gardens in lawn, leading to generous parking area for multiple cars, leading to . .

REAR: Additional generous parking area, leading to . .

GARAGE: 16' 5" x 11' 11" (5m x 3.63m) Up and over door, light and power. Glazed door to rear.

SIDE: Large paviors patio seating area. Brick fireplace for Chimena, mature trees and shrubs.

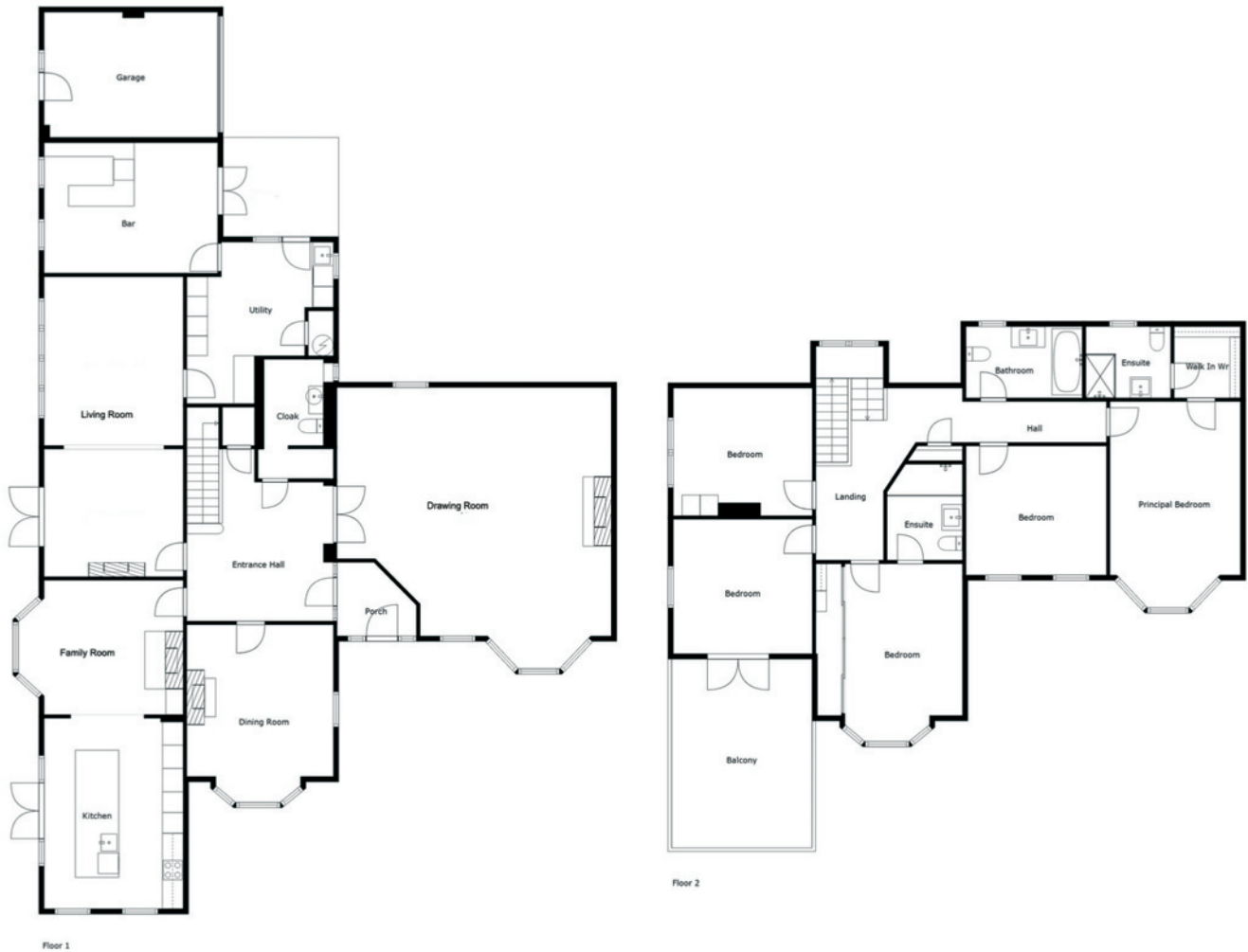




Location:

From town centre, continue out Regent Street (which becomes Church Street) and go straight over at traffic lights as if heading to Brawshaw's Brae. No 1 is the first house on the right hand side.

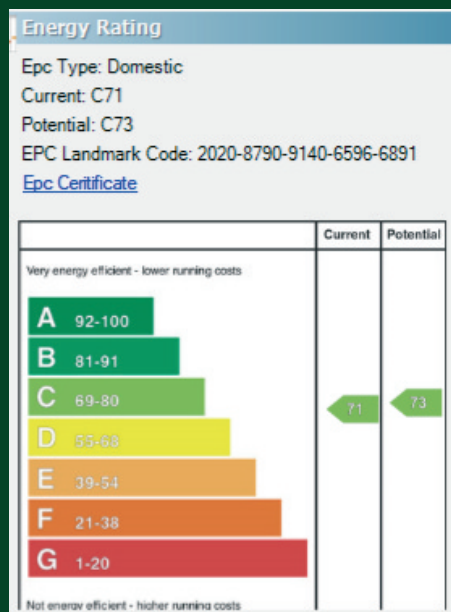
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Sizes And Dimensions Are Approximate. Actual May Vary.

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