

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**37 BALLYBLACK ROAD,  
NEWTOWNARDS, BT22 2AS**

**OFFERS AROUND £425,000**

Discover the epitome of rural charm at 37 Ballyblack Road!

This spacious detached property boasts five double bedrooms, one with ensuite shower room, two expansive receptions, one with open fireplace, modern family bathroom and a country style kitchen with a good range of units, breakfast bar area and separate utility room.

There are landscaped gardens to front and rear, a recently modernised paved area with space a hot tub and summer house, dog run and a workshop/woodstore.

This property offers the perfect blend of comfort and tranquillity, and we recommend viewing to fully appreciate semi-rural living at its finest.



## Key Features

- Spacious Detached Home With Semi Rural Views
- Two Large Reception Areas, One With Open Fireplace
- Modern Family Bathroom With Walk In Shower Enclosure And Free Standing Bath
- Well Proportioned Kitchen With Breakfast Bar Area And Separate Utility/ Boot Room
- Five Double Bedrooms, One With En-suite Shower Room
- Landscaped Gardens To Front And Rear, Garage And Additional Workshop/Woodstore
- Oil Fired Central Heating And UPVC Double Glazed Windows
- Popular Location On The Outskirts Of Newtownards



### Accommodation

#### Comprises:

#### Entrance Hall

LVT flooring, access to roofspace, panelling, hotpress with storage, glazed door to living room.

#### Cloakroom

12'0 x 5'0

LVT flooring, access to roofspace, recessed spotlighting and built in desk area.

#### Formal Living/Dining Room

22'0 x 12'1

LVT flooring, space for living and dining area, dual aspect views.

#### Living Room

19'1 x 11'1

Open fireplace with slate hearth, cast iron inset and wooden surround and mantle, LVT flooring, double doors to side garden, cornicing and recessed spotlighting.

#### Kitchen

16'0 x 12'1

Modern range of high and low level units with laminate work surfaces, breakfast bar area, space for American style fridge freezer, space for range cooker, extractor fan, single drainer one and a half bowl stainless steel sink unit with mixer tap, feature glazed units, integrated dishwasher, recessed spotlighting, door to utility, partly tiled walls and tiled floor.

#### Utility Room

13'0 x 7'0

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer tap, tiled walls, plumbed for washing machine, door to rear garden and wood laminate flooring.

#### Bedroom 1

11'0 x 9'0

LVT flooring, overlooking rear garden.

#### Ensuite

White suite comprising pedestal wash hand basin with mixer tap, low flush w/c, walk in shower enclosure with folding glass door, Triton overhead shower, light mirror, recessed spotlights, extractor fan, LVT flooring.

#### Bedroom 2

13'1 x 13'0

Wood laminate flooring and semi-rural views.

#### Bedroom 3

13'1 x 12'0

Wood laminate flooring, overlooking rear garden, feature wall.

#### Bedroom 4

11'0 x 9'1

LVT flooring, semi-rural views and built in storage.

#### Bedroom 5

11'0 x 9'1

Wood laminate flooring, semi-rural views and built in storage.

#### Bathroom

White suite comprising free standing bath with shower head attachment and waterfall tap, walk in shower enclosure with overhead shower and glazed screen, wall mounted radiator, low flush w/c, recessed spotlights, extractor fan, tiled walls, LVT floor.

#### Outside

Front - Semi rural views, area in lawn, mature trees, access to garage, tarmac driveway for multiple vehicles.

Side - Enclosed paved area for entertaining with space for hot tub, and summer house, gate to rear garden.

Rear - Area in lawn, mature trees, purpose built dog run, paved walkway, workshop/woodstore, outside tap and outside light.



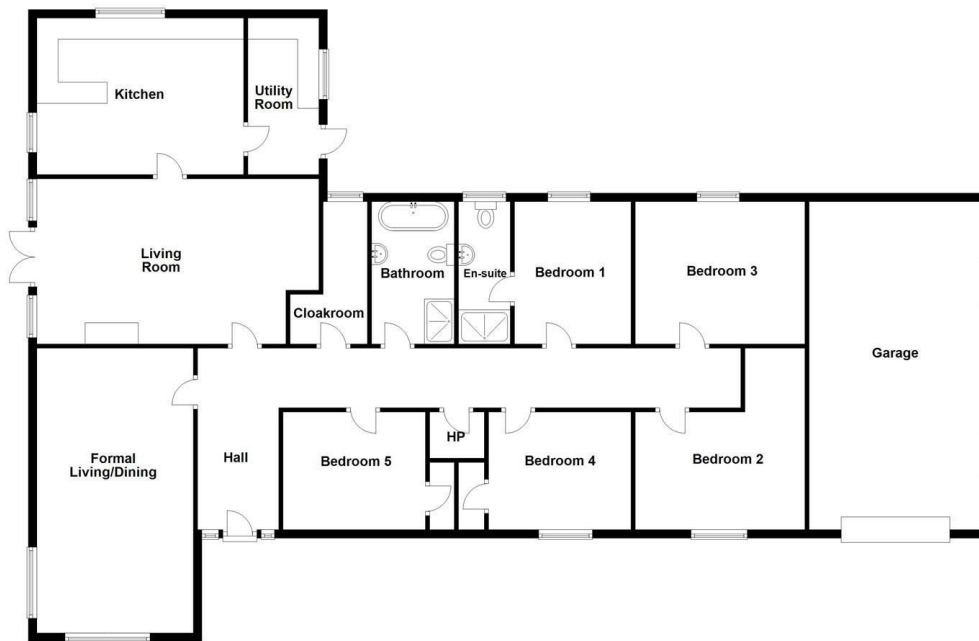








Ground Floor



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 PlanUp.

37 Rathblack Road, Newtownards

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	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

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028 9181 1444

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028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



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