

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**91 CRAWFORDSBURN  
ROAD, NEWTOWNARDS,**

**OFFERS AROUND £495,000**



Set on a private site on Crawfordsburn Road in Newtownards, this charming property offers a delightful blend of space, comfort, and style. Built in the 1970s, this stunning detached bungalow boasts a generous 1950 sq ft of living space, making it an ideal home for families looking for room to grow.

As you step inside, you are greeted by two inviting reception rooms that offer the perfect setting for entertaining guests or simply relaxing with your loved ones. With three/four well-appointed bedrooms, including a modern wetroom in the primary bedroom, this home provides ample space for everyone to unwind in comfort.

The property's adaptable layout allows for the flexibility of having either three bedrooms and three reception rooms or four bedrooms and two reception rooms, catering to your specific needs. The guest wc and modern family bathroom add convenience to everyday living, ensuring both style and functionality.

Outside, the landscaped gardens to the front and rear create a picturesque setting, perfect for enjoying the outdoors. The large paved entertaining area is ideal for hosting gatherings or simply basking in the tranquillity of your surroundings. Additionally, the double garage with power and light offers practicality and storage space for your vehicles and belongings.

Located in the popular area of Newtownards, this home provides easy access to the town centre and arterial routes to Belfast City Centre, making it a convenient choice for commuters. Don't miss the opportunity to make this wonderful property your new home.



## Key Features

- Beautifully Modernised Detached Bungalow On The Outskirts Of Newtownards
- Large Primary Bedroom With Modern Ensuite Wetroom
- Stunning Kitchen/Living/Dining Area With A Good Range Of Units And Walk In Larder
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Adaptable Accommodation With Three/Four Double Bedrooms And Two/Three Reception Areas
- Private Site With Sweeping Driveway, Parking Bay And A Well Established Mature Planting Scheme
- Main Living Room With Floor To Ceiling Window And Wood Burning Stove
- Renovation Carried Out In 2017 To A High Standard Throughout



## Accommodation

### Comprises:

#### Entrance Hall

Engineered wooden flooring, recessed spotlighting.

#### Family Room/Bedroom 4

14'1" x 11'1"

Wall panelling, overlooking front garden.

#### Living Room

17'0" x 13'9"

Engineered wooden flooring, Scrabo stone fireplace with wood burning stove, floor to ceiling feature window, recessed spotlighting, feature arch doorway to kitchen.

#### Kitchen/Living/Dining Room

20'4" x 12'1" (kitchen) 12'5" x 11'9" (living/dini

Modern range of high and low level units, quartz work surfaces, space for informal dining, space for American style fridge/freezer, space for range cooker, integrated stainless steel extractor fan and hood, integrated dishwasher, double "Rangemaster" ceramic sink with mixer tap, engineered wooden flooring, part tiled walls, walk in larder cupboard, space for dining, door to rear garden area.

#### Utility Room

6'2" x 5'10"

High and low level units, wood laminate work surface, single stainless steel sink with mixer tap and built in drainer, space for tumble dryer, plumbed for washing machine, engineered wooden flooring, gas boiler, part tiled walls.

#### Guest WC

White suite comprising wall mounted wash hand basin with feature tiled splashback and mixer tap, low flush wc, engineered wooden flooring, recessed spotlighting, extractor fan.

#### Rear Hall

Engineered wooden flooring, access to roofspace, recessed spotlighting.

#### Bedroom 1

14'1" x 11'9"

Engineered wooden flooring, recessed spotlighting, double room, wetroom.

#### Ensuite Wetroom

White suite comprising walk in shower area with overhead shower, high flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, recessed spotlighting, extractor fan.

#### Bedroom 2

15'1" x 12'5"

Engineered wooden flooring, recessed spotlighting, double room.

#### Bedroom 3

12'5" x 11'9"

Engineered wooden flooring, recessed spotlighting, double room.

## Bathroom

White suite comprising walk in shower enclosure with overhead shower and glazed screen, wall mounted wash hand basin with mixer tap and splashback, low flush wc, panelled bath with mixer tap and shower attachment, wall mounted chrome radiator, tiled flooring, recessed spotlighting, extractor fan.

## Outside

Front: gated entry, tarmac driveway with parking for multiple vehicles and parking bay, area in lawn, mature plants, shrubs, hedging and trees, power sockets, lighting scheme.

Rear: paved entertaining area, area in lawn, vegetable beds, fruit trees, outside lights, outside tap, access to garage.

## Garage

Double garage, power and light.













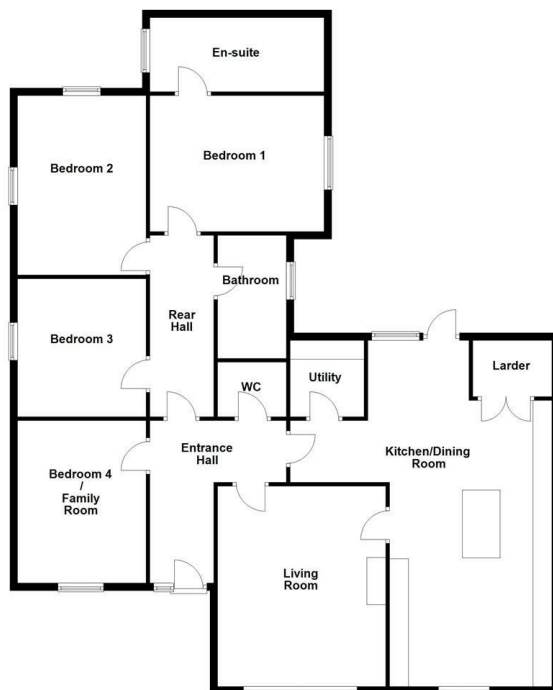








Ground Floor



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 capability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(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.

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