

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**ALTAIR, 1 MOUNTAINSIDE,  
NEWTOWNARDS, BT23 4UT**

**OFFERS AROUND £349,950**



Located at the end of a quiet cul-de-sac in one of Newtownards' most sought-after locations, this substantial detached property offers an excellent opportunity to create your dream home. Built in the 1970s, the property is set on a generous plot with expansive gardens, perfect for families, keen gardeners, or those who love outdoor living.

Boasting versatile accommodation, the property features 5 well-proportioned bedrooms, with 2 conveniently located on the ground floor, making it ideal for flexible family living or multigenerational use. Three reception rooms provide ample space for relaxation, entertaining, or creating dedicated work-from-home areas, while the oil-fired central heating and PVC double-glazed windows ensure comfort and efficiency year-round.

A standout feature of this home is its detached double garage, offering secure parking, storage, or workshop potential. While the property would benefit from modernisation, it presents a fantastic canvas with superb potential to add value and make it your own.

Located in a popular and established area, 1 Mountainside combines the best of convenience and tranquility. The secluded setting at the end of the cul-de-sac ensures privacy, yet you are only minutes away from local amenities, schools, and transport links.

Don't miss this opportunity to transform a spacious family home in an unbeatable location. Early viewing is highly recommended to appreciate the potential on offer.



## Key Features

- Detached Property In A Desirable Cul-de-sac Location
- Five Bedrooms, Including Two On The Ground Floor
- Detached Double Garage And Ample Parking For Multiple Vehicles
- Built In The 1970s – Requires Updating But Brimming With Potential
- Expansive Mature Gardens Surrounding The Property
- Three Reception Rooms Offering Adaptable Living Space
- Oil-Fired Central Heating & PVC Double-Glazed Windows
- Popular And Convenient Newtownards Location Perfect For Commuting



## Accommodation

### Comprises:

#### Entrance Hall

5 x 5  
Tiled flooring.

#### Living Room

26 x 12  
Open fireplace with Scrabo stone surround, tiled heart and wooden mantle.

#### Dining Room

16'1 x 9'0

#### Kitchen

16'1 x 9'0  
Range of high and low level units, stainless steel sink with mixer tap, laminate work surfaces, space for range cooker, extractor fan, space for fridge freezer, integrated dishwasher, feature glazed units, tiled walls and vinyl flooring.

#### Utility Room

12 x 4  
Range of high and low level units, single sink with mixer tap and built in drainer, laminate work surfaces, vinyl floor and door to side garden.

#### Sunroom

14 x 11  
Tiled floor, panelled ceiling, door to rear garden.

#### Rear Hall

Two storage cupboards, corniced ceiling.

## Bathroom

Coloured suite comprising low flush wc, pedestal wash hand basin, panelled bath with hand shower and glazed screen and fully tiled walls.

## Bedroom 1

13 x 9'1  
Double bedroom, built in wardrobes.

## Bedroom 2

11 x 9  
Double room, built in wardrobes

## First floor

### Landing

Eaves storage.

## Bedroom 3

12 x 9'1  
Double room, eaves storage.

## Bedroom 4

13 x 9'1  
Double room.

## Bedroom 5

11'1 x 7'1  
Double room.

## Shower Room

White suite comprising low flush wc, vanity unit with sink and storage, shower enclosure with 'Mina' overhead shower and glazed screen, tiled walls, vinyl flooring, recessed spotlights and extractor fan.

## Outside

Front: Tarmac driveway with space for multiple vehicles, outside light, bedding areas.  
Back: Area in lawn, feature stone bedding areas, mature trees, plants and shrubs, greenhouse, paved walkway, outside sockets.

## Detached Double Garage









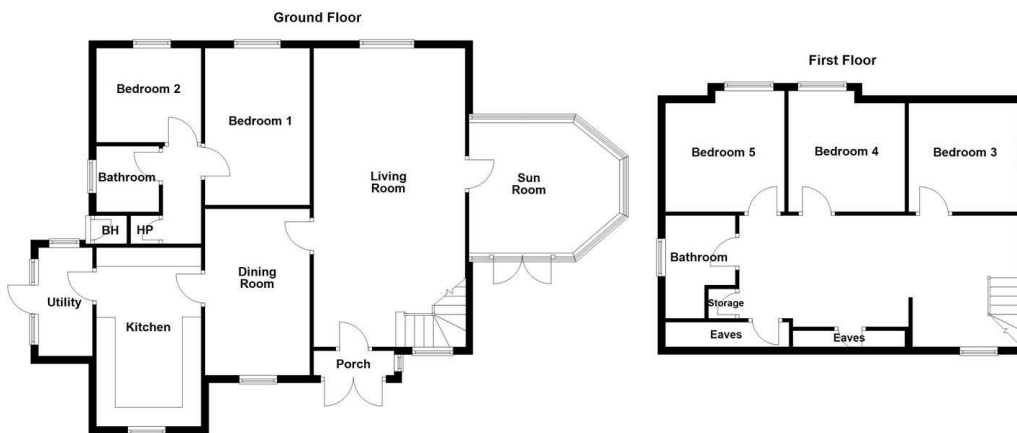












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PlanIt.

**1 Mountainside**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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