



48 Ballybarnes Road , Newtownards, BT23 4UE

Nestled on Ballybarnes Road in the charming town of Newtownards, this delightful bungalow, built in 1959, presents a wonderful opportunity for families and individuals alike. With its spacious layout, the property has an inviting reception room with spectacular views, a good size family kitchen and four well-proportioned bedrooms, suited to an array of buyers.

One of the standout features of this bungalow is the stunning views it offers over the town and the iconic Scrabo Tower, providing a picturesque backdrop to daily life. Generous gardens and ample parking space for vehicles adds to the practicality of this home. Although the property has been cherished by its family owners, it is in need of some modernisation and upgrading, allowing new owners to put their personal stamp on it and create their dream living space. Additionally, there is potential for expansion into the attic, offering the possibility to create an additional room with a breath taking view, whilst further enhancing the property's value (subject to relevant consents).

Offers Around £335,000

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- Detached Bungalow in sought after location with outstanding views
- Kitchen with solid wood units
- Partial uPVC double glazing & fascia - Oil fired central heating
- Potential for roofspace conversion - Subject to relevant consents.
- 4 bedrooms
- Recently refreshed bathroom plus separate shower room
- Detached garage plus glazed summer house
- Lounge/diner with views & Scrabo stone fireplace
- Lean-to conservatory/Utility area
- Gardens front & rear in lawn with tarmac driveway

Entrance

Entrance Hall

Lounge/Diner

19'6 x 11'8 (5.94m x 3.56m)

Kitchen/Diner

12'7 x 11'10 (3.84m x 3.61m)

Lean -to Utility/Conservatory

15'3 x 6'8 (4.65m x 2.03m)

Bathroom

7'4 x 6'6 (2.24m x 1.98m)

Bedroom 1

18'2 x 10'10 (5.54m x 3.30m)

Bedroom 2

11'5 x 9'11 (3.48m x 2.54m)

Bedroom 3

10'11x10'3 (3.33mx3.12m)

Bedroom 4

11'5x8'4 (3.48mx2.54m)

Shower room

7'7 x 4 (2.31m x 1.22m)

Garage

19'2 x 10

Summer house

12'4 x 7'8 (3.76m x 2.34m)

Outside

Buyers notes

Property Misdescriptions

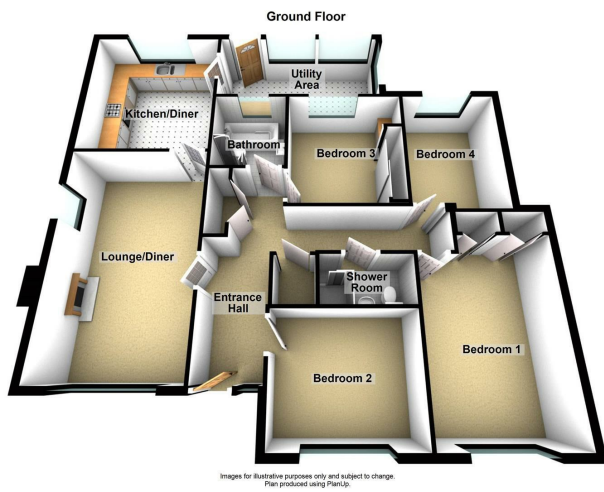


Directions

Travelling out of Ards along the Old Belfast road, turn right onto Ballybarnes road, and number 48 will be on your left hand side.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	

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