

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 BLACKROCK HOLLOW,
NEWTOWNARDS, BT23 4ZR**

OFFERS AROUND £340,000

This unique home sits perfectly at the front of Blackrock Hollow, acting as a beautiful Gate Lodge to this prestigious development. This recently constructed home offers the best of modern living, combining contemporary design with the charm of a peaceful and secure setting at the base of Scrabo Tower.

Situated at the entrance to the Blackrock Hollow development, this property enjoys a sense of individuality while being part of a vibrant community. With circa 1,500 sq ft of thoughtfully designed living space, this detached, four bedroom home is perfect for families or those seeking a spacious, high-quality home. Rated A on the EPC scale, and with 8 solar panels, this home offers exceptional energy performance, ensuring both environmental benefits and reduced energy costs.

Just a short stroll from Newtownards, Blackrock Hollow provides the perfect balance of tranquility and convenience. With a wealth of amenities, including restaurants, shopping centres, and entertainment options, everything you need is close at hand. The bus station is less than 10 minutes' walk away, providing easy access to Belfast and beyond, while the George Best Belfast City Airport is within a short commute.

Families will appreciate the excellent local education options, including the esteemed Regent House Grammar School, just a 5-minute walk from the property.

For those seeking leisure and outdoor activities, you'll find Scrabo Golf Club, Kiltonga Wildlife Reserve, Scrabo Tower, and the stunning Mount Stewart House and Gardens all nearby. A short drive brings you to the natural beauty of Strangford Lough, offering breathtaking views, diverse wildlife, and opportunities to explore the great outdoors.



Key Features

- Recently Constructed, Detached Family Home Circa 1500 Sq Ft
- Stunning Kitchen Open Plan To Dining And Living Area, With Separate Utility
- Four Piece Bathroom Suite With Freestanding Bath And Ground Floor Cloakroom
- Steel Framed Garage And Tarmac Driveway For Multiple Vehicles
- Dual Aspect Living Room With Feature Multi-Fuel Burning Stove
- Four Bright And Spacious Bedrooms, Master With Ensuite Shower Room
- A Rated EPC, Gas Fired Central Heating And uPVC Double Glazed Windows
- Within Walking Distance To Newtownards Town Centre And A Range Of Local Amenities



Accommodation

Comprises:

Entrance Hall

Tiled flooring.

Living Room

10'2" x 23'3"

Dual aspect windows to front and side, and multi-fuel burning stove with tiled hearth.

Kitchen/Dining/Living Area

10'2" x 23'3"

Excellent range of high and low level units with laminate work surfaces, stainless steel sink with mixer tap and drainer, integrated appliances to include; fridge freezer, oven, dishwasher, microwave and four ring gas hob, stainless steel extractor hood, tiled floor, space for informal dining, recessed spotlighting and access to rear garden.

Utility Room

Range of high and low level units with laminate work surfaces, plumbed for washing machine, space for tumble dryer and fridge/freezer, stainless steel sink with mixer tap, enclosed gas boiler and tiled floor.

Cloakroom/WC

White suite comprising low flush wc, wall mounted vanity unit with mixer tap and tiled splashback, tile floor and understairs storage.

First Floor

Landing

Built in storage and access to roof space with power and light via Slingsby type ladder.

Bedroom 1

10'9" x 14'1"

Double bedroom with dual aspect windows to front and side.

Ensuite

White suite comprising walk in shower cubicle with overhead rainfall shower and glazed shower screen, low flush wc, wall mounted vanity unit with mixer tap with tiled splashback, recessed spotlighting, extractor fan and tiled floor.

Bedroom 2

10'2" x 11'1"

Double bedroom.

Bedroom 3

10'2" x 11'1"

Double bedroom.

Bedroom 4

8'2" x 11'1"

Bathroom

White suite comprising walk in shower cubicle with overhead rainfall shower and glazed shower screen, free standing bath with mixer tap, low flush wc, wall mounted vanity unit with mixer tap with tiled splashback, recessed spotlighting, extractor fan and tiled floor.

Steel Framed Garage

9'10" x 16'4"

Power and light with up and over door.

Outside

Front and Side; Tarmac driveway for multiple vehicles, paved walkway, area in lawn, mature plants. Rear; Fully enclosed area in lawn, with mature tree, outside tap and light.











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.

2 Blackrock Hollow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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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