

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**50 OLD SHORE ROAD,  
NEWTOWNARDS, BT23 8NE**

**OFFERS OVER £399,950**

Welcome to this stunning detached house located on Old Shore Road in Newtownards! This property boasts four spacious bedrooms, perfect for a growing family or those who love to have guests over. With three bathrooms, there will be no more waiting in line during the morning rush.

As you step inside, you'll be greeted by four reception rooms, each offering a unique space for entertaining or relaxing. Imagine cozy evenings by the multi-fuel burning stove in one of the herringbone-floored rooms - pure bliss!

The landscaped mature gardens surrounding the property provide a peaceful retreat, fully enclosed for privacy and security. The gated entrance adds an extra touch of elegance, leading you to a tarmac driveway and a detached double garage - perfect for storing your vehicles or creating a workshop space.

The well-equipped kitchen and separate utility room cater to all your culinary needs, making meal prep a breeze. Additionally, with one of the four double bedrooms conveniently located on the ground floor, this property offers flexibility and convenience for all.

Stay warm and toasty during the colder months with the oil-fired central heating, and enjoy the natural light that floods through the PVC double-glazed windows throughout the house.

Don't miss out on the opportunity to make this house your home - a perfect blend of comfort, style, and functionality awaits you at Old Shore Road!

No onward chain.



## Key Features

- Beautiful Detached Residence In An Excellent Residential Location
- Fitted Kitchen And Separate Utility Room
- Ground Floor Shower Room, First Floor Bathroom and Master Ensuite
- Gated Entrance With Tarmac Driveway Leading To Detached Double Garage
- Four Reception Rooms, One With Multi-Fuel Burning Stove
- Four Double Bedrooms, One On The Ground Floor
- Oil Fired Central Heating and PVC Double Glazed Windows
- Beautiful Mature Gardens And Enclosed Gardens To Front And Rear



### Accommodation

#### Comprises:

#### Entrance Hallway

Tiled flooring with under stairs storage.

#### Family Room

11'5" x 13'8"

Herringbone flooring.

#### Living Room

12'4" x 19'4"

Herringbone flooring with multi-fuel burning stove with wooden mantle.

#### Kitchen

9'8" x 11'7"

Modern range of high and low level units with laminate work surface, ceramic sink unit with mixer taps and drainer, space for fridge freezer, integrated appliances to include; dishwasher, microwave, oven and four ring electric hob with extractor fan, tiled flooring, part tiled walls and recessed spotlights.

#### Utility Room

7'6" x 9'6"

Range of high and low level units with laminate work surface, ceramic sink unit with mixer taps, plumbed for washing machine and space for tumble dryer, tiled flooring and part tiled walls.

#### Dining Room

7'6" x 12'4"

Tiled flooring.

#### Sunroom

10'7" x 13'11"

Multi-fuel burning stove, tiled flooring with double door to rear garden.

#### Bedroom 2

12'3" x 11'2"

Double Bedroom.

#### Shower Room (Downstairs)

White suite comprising tiled shower enclosure with overhead shower and glazed door, glass shower screen, sink with mixer tap, low flush wc., extractor fan, tiled walls and floor.

#### First Floor

#### Landing

Wood laminate flooring with access to roof space.

#### Bedroom 1

12'5" x 11'9"

Double bedroom with wood laminate flooring and built-in wardrobe.

#### En-Suite

White suite comprising, walk in shower cubicle with overhead shower, sliding glass door, pedestal wash hand basin with mixer tap, low flush wc, tiled floor, part paneled walls, extractor fan and recessed spotlights.

#### Bedroom 3

12'6" x 11'5"

Double bedroom with wood laminate flooring.

#### Bedroom 4

6'11" x 10'3"

Built in storage with wood laminate flooring.

#### Bathroom

White suite comprising panelled corner bath, tiled shower enclosure with overhead shower and glazed door with glass shower screen, low flush wc, pedestal wash hand basin with tiled splashback, recessed spotlights tiled walls and tiled flooring.

#### Double Garage

16'2" x 18'11"

Up and over doors with power and light.

#### Outside

Front: Gated entrance leading to tarmac driveway with space for multiple vehicles. Area in lawn with landscaped, mature bedding areas. Rear: Fully enclosed with pavior patio, area in lawn and mature bedding areas.







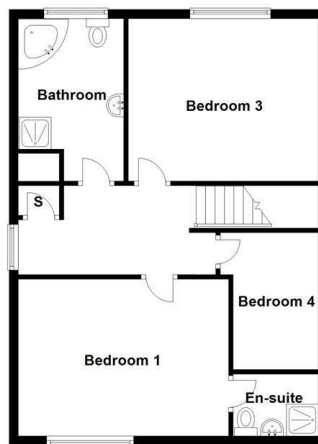




Ground Floor



First 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 PlanItUp.

50 Old Shore Road

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		42	61
(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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