



# 19 MARCELLA PARK

Newtownards, BT23 4SF

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*Offers around* **£315,000**



DETACHED | 5  | 2  | 2 

This beautifully presented detached family home is situated on the periphery of Newtownards. Located in the highly sought after Marcella Park, offering excellent convenience to Newtownards Town Centre boasting a varied range of local amenities, restaurants, leisure facilities and highly regarded local schools including Regent House Grammar School and also close to Scrabo Country Park central heating.

This spacious family home offers bright and versatile accommodation throughout, boasting four/five well-proportioned bedrooms, master benefitting an ensuite shower room, walk-in wardrobe and Juliet balcony with spectacular views overlooking Newtownards Airfield and Strangford Lough. The heart of the home is undoubtedly the open plan kitchen / living / dining area that opens out to the fully decked rear garden, fully fitted kitchen with island, multi burning stove and more amazing views. There is a separate family lounge with open fire and modern four piece white suite family bathroom.

Externally, the front of the property is complemented by a decorative brick driveway providing ample off street car parking and lawn. To the rear, a decked patio area with spectacular views providing the perfect spot to relax or entertain.

Further benefits include welcoming entrance hall, garage providing a utility space and extra room for storage, uPVC double glazing throughout and gas fired



## KEY FEATURES

- Beautifully Presented Detached Family Home Situated on the Periphery of Newtownards
- Versatile Accommodation Throughout
- Welcoming Bright Spacious Entrance Hallway
- Four/Five Well Proportioned Bedrooms, Master Benefitting Ensuite Shower Room, Walk-In Wardrobe and Juliet Balcony with Views Over the Airfield and Strangford Lough in the Distance
- Open Plan Kitchen / Living / Dining that Opens to Decked Area, Fully Fitted Kitchen with Island, Multi Burning Stove and Bifolding Doors Leading to Decked Area
- Additional Family Lounge with Open Fire
- Four Piece Modern White Suite Family Bathroom
- Integral Garage Providing Additional Storage and Utility Area
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Decorative Brick Driveway Providing Ample Off Street Car Parking
- Front Lawn with Pebbled Edging and Planting
- Fully Enclosed Rear Garden Decked Providing the Perfect Spot to Relax or Entertain with Amazing Views Miles Ahead
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

*The focal point of the town centre is Conway Square. Flanked by retailers, coffee shops and eateries, it is always full of life. It is within Conway Square that the weekly market is held, every Saturday. In and around the town centre itself, you will discover iconic pieces of history, such as Newtownards Priory, substantial remains of a Dominican (Black) Friar, The Ards Priory (also referred to as The Priory), which forms part of the Great Wars Trail and Columban Way Heritage Trail. Founded in 1244, they are the only ones of their type in Northern Ireland.*



## ROOM DETAILS

### *Ground Floor*

- Entrance Hallway  
11'9" x 10'1"
- Hallway  
7'6" x 11'5"
- Lounge  
12'1" x 17'
- Kitchen  
12'1" x 11'3"
- Dining/Lounge Area  
16'1" x 15'
- Garage  
11'7" x 8'11"

### *Ground Floor*

- Rear Hallway  
6'11" x 5'7"
- Bathroom  
6'11" x 8'5"
- Bedroom Two  
11'11" x 11'
- Bedroom Three  
11'11" x 11'7"
- Bedroom Four  
9'10" x 8'2"
- Bedroom Five/Toy Room  
10'11" x 11'1"

### *First Floor*

- Landing  
6'7" x 13'11"
- Master bedroom  
12'2" x 20'6"
- Walk-in wardrobe  
12'1" x 6'10"
- En-Suite Shower Room  
7'2" x 6'3"

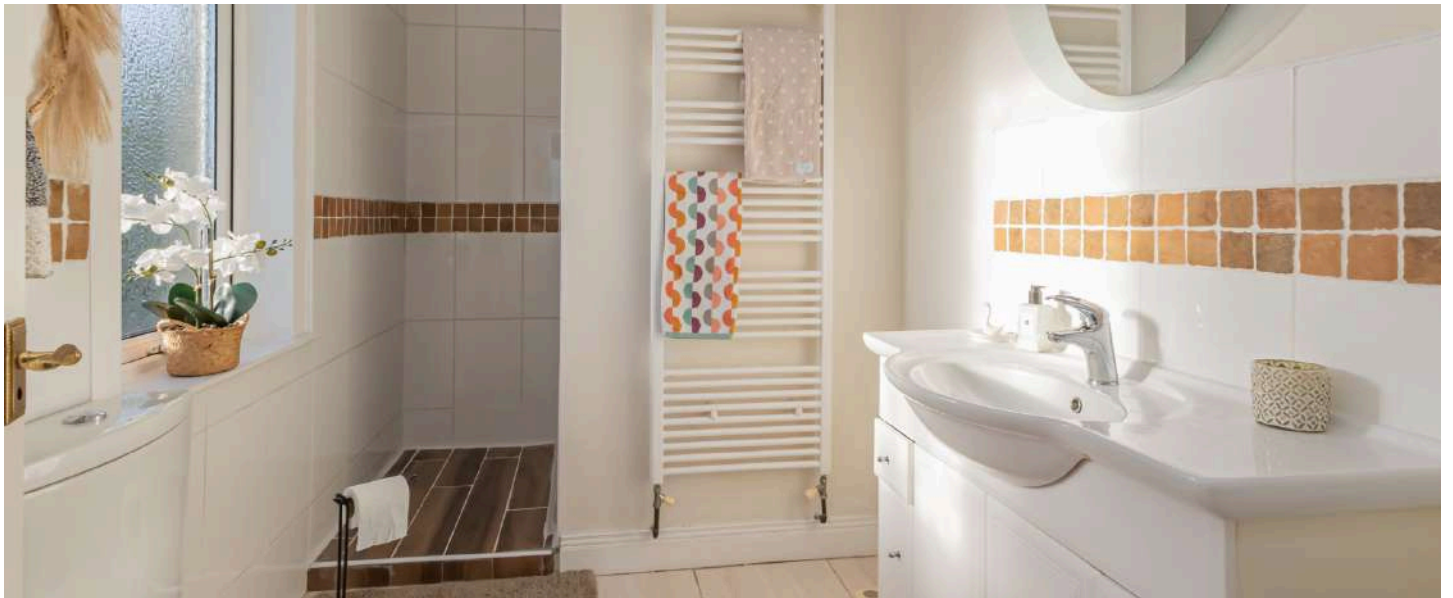
### *Outside*

- To the front a decorative brick driveway and lawn with pebbled edging and planting, fully enclosed rear garden with decked area perfect for outdoor entertaining or relaxing, gates to both sides, outside lights.









## DIRECTIONS

*Travelling from Comber on Killinchy Street, take the second exit at the roundabout onto Killinchy Road. Follow the road onto the A22. Turn right onto Ballybunden Road. Number 41 will be located on the left-hand side..*



## THE LOCAL AREA

*The town of Newtownards is overlooked by the 100-foot (30 m) high Scrabo Tower. The tower is 41 metres high, and was erected on Scrabo Hill as a memorial to Charles Stewart, 3rd Marquess of Londonderry in 1857.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	67	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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