

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**85 BELFAST ROAD,
NEWTOWNARDS, BT23 4TS**

OFFERS AROUND £375,000

Enjoying an elevated position less than a mile from Newtownards Town Centre, this charming detached villa offers breathtaking views across the countryside to Scrabo Tower. Set well back from the ever-popular Belfast Road, the property boasts a generous site with mature, private gardens to both front and rear.

This deceptively spacious home features a versatile layout, offering the option of four or even five bedrooms. The bright and airy reception rooms take full advantage of the stunning surroundings, creating a warm and inviting living space. A well-equipped kitchen with appliances, along with a separate utility room, ensures practicality for modern family life.

The property benefits from a family bathroom and an additional ground-floor shower room, adding convenience for busy households. A detached double garage provides ample storage and workspace, while oil-fired central heating and double glazing enhance comfort and efficiency.

Outside, the beautifully landscaped front garden features a patio area perfect for enjoying the panoramic views of Scrabo Tower. The enclosed rear yard offers additional sitting areas and outhouses, leading to the private rear garden with mature trees and a superb sense of seclusion.

The semi-rural location provides easy access to excellent schools, local amenities, and commuting routes to East Belfast and Holywood, just 10-15 minutes away. Early viewing is highly recommended to fully appreciate the potential and charm of this superb home.



Key Features

- Detached Property On An Excellent Site With Semi Rural Views
- Within Minutes Of Newtownards Town Centre And Close To The Main Arterial Routes
- Ground Floor Shower Room And First Floor Family Bathroom
- Mature, Landscaped Gardens To Front And Rear And Large Entertaining Area
- Adaptable Accommodation With Four/Five Bedrooms And Three/Four Reception Areas
- Family Kitchen With Good Range Of Units And Separate Utility Room
- Detached Double Garage And Additional Outbuildings
- Oil Fired Central Heating And uPVC Double Glazed Windows



Accommodation

Comprises:

Porch

Wood laminate flooring.

Reception Hall

Wood laminate flooring.

Living Room

13'11" x 14'11"

Curved bay window with seating.

Family Room/Bedroom 5

13'1" x 15'3"

Wall mounted electric fireplace.

Lounge/Dining Room

14'11" x 26'0"

Wood laminate flooring with dual aspect views.

Cloakroom

Access to hot press.

Guest W.C

White suite comprising low flush w.c, vanity unit with mixer tap, part tiled walls and tiled flooring.

Dressing Room

9'0" x 10'0"

Shower Room

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

Kitchen

16'2" x 10'0"

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, double oven and four ring gas hob with extractor fan, tiled flooring, part tiled walls.

Bedroom 4/Study

11'1" x 11'11"

Wood laminate flooring.

Utility Room

6'10" x 9'4"

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

Rear Hall

Tiled floor.

Landing

Duplex window with storage built into eaves.

Bedroom 1

15'1".16'4" x 16'1"

Double bedroom with Velux type window.

Bedroom 2

12'11" x 20'0"

Double bedroom with Velux type window.

Bedroom 3

13'5" x 12'5"

Double bedroom.

Bathroom

White suite comprising panelled corner bath, tiled shower enclosure with overhead electric shower and glazed door with glass shower screen, low flush wc, vanity unit with laminate worktop and built in storage, tiled walls and vinyl flooring.

Double Garage

20'4" x 22'11"

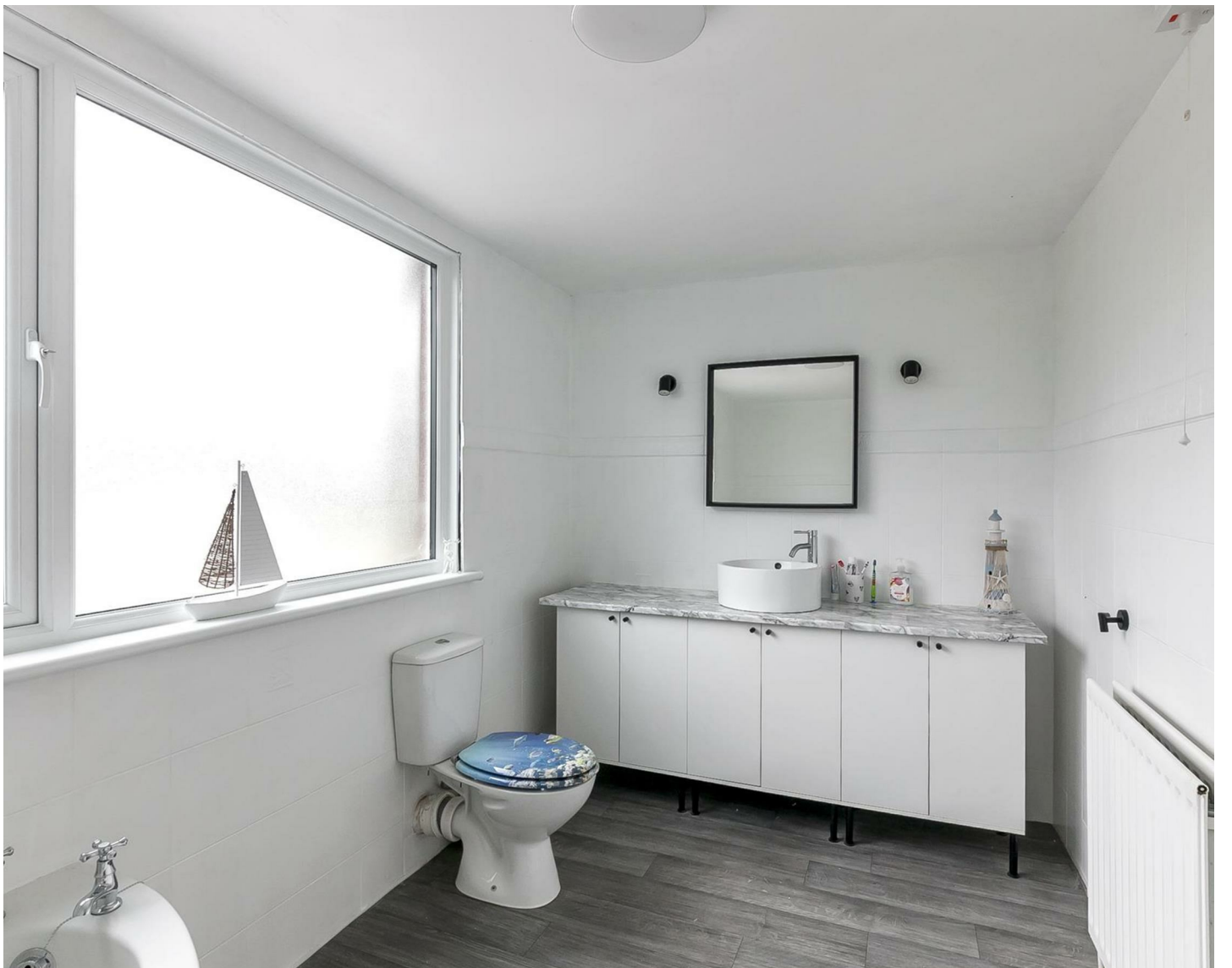
Up and over door with power and light.

Outside

Front: Gated entrance leading to tarmac driveway with space for multiple vehicles. Area in lawn with landscaped, mature bedding areas. Rear: Lower paved entertaining area, raised area in lawn, mature shrubs, trees and hedging, semi rural views, outbuildings.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here will have been tested and no guarantee as to their operability or efficiency can be given. Please check with your Realtor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		39	
(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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