

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**ROSEMOUNT HOUSE, 22  
VICTORIA AVENUE,**

**OFFERS OVER £430,000**



Welcome to Rosemount House, a stunning period home located on Victoria Avenue in the charming town of Newtownards. This impressive detached property is B2 listed, showcasing a wealth of original features that add character and charm to the home.

As you enter, you will find three spacious reception areas, perfect for entertaining guests or enjoying family time. The large family kitchen is a true highlight, featuring a central island, a stove, and a comfortable family area, making it the ideal space for culinary enthusiasts and gatherings alike.

Rosemount House boasts five well-appointed bedrooms, two of which come with ensuite bathrooms, providing convenience and privacy. The primary bedroom is particularly noteworthy, featuring a walk-in dressing room that offers ample storage and a touch of luxury.

Outside, the property is equally impressive. A tarmac driveway provides parking for multiple vehicles, ensuring ease of access for you and your guests. The landscaped gardens to the rear are a delightful retreat, complete with a vegetable patch, a charming courtyard, and mature planting that enhances the outdoor space. Additionally, a detached garage with storage above offers further practicality.

Situated within walking distance to Newtownards town centre, Rosemount House is conveniently located near main arterial routes to Belfast, making it an ideal choice for those who wish to enjoy the tranquillity of suburban living while remaining close to urban amenities.

This remarkable home is a perfect blend of period elegance and modern comfort, offering a unique opportunity for families seeking a spacious and inviting residence in a desirable location. Don't miss the chance to make Rosemount House your new home.



## Key Features

- Fantastic Period Home Located On The Popular Victoria Avenue In Newtownards
- Walking Distance To Newtownards Town Centre And Close To Main Arterial Routes To Belfast
- Five Double Bedrooms, Two With Modern Ensuite Facilities And Primary With Walk In Dressing Room
- Landscaped Gardens To Rear With Vegetable Patch, Courtyard, Workshop And Garage With First Floor Storage
- B2 Listed And Retaining Many Original Period Features Throughout
- Three Good Sized Reception Areas And Large Kitchen With Family Space
- Gated Entry And Tarmac Driveway With Space For Multiple Vehicles
- Viewing Is Highly Recommended For This Unique Period Property



### Accommodation Comprises:

#### Entrance Porch

6'1 x 5'1

Original tiled flooring, corniced ceiling.

#### Entrance Hall

Corniced ceiling, under stair storage, panelled staircase.

#### Guest WC

Traditional white suite comprising high level w.c., pedestal wash hand basin, tiled flooring.

#### Formal Living Room

16'1 x 16'0

Original features to include; window shutters, corniced ceiling, ceiling rose, original sash windows, picture rail, open fireplace with marble hearth, decorative tiled inset with cast iron detail and carved wooden surround and mantle.

#### Living Room

16'0 x 11'0

Inglenook style fireplace with multi fuel stove, slate hearth, carved wooden surround and mantle, picture rail, corniced ceiling.

#### Dining Room

16'0 x 13'1

Wood flooring, original features, picture rail, corniced ceiling, open fireplace with granite hearth, decorative tiled inset with cast iron detail, carved wood surround and mantle, dual aspect views.

#### Kitchen

22'0 x 15'0

Traditional style kitchen with range of high and low level units, granite worksurfaces, space for range cooker, integrated extractor fan, space for American style fridge/ freezer, built-in wine rack, large centre island with breakfast bar seating, integrated dishwasher, undermounted single drainer stainless steel sink unit with mixer tap, Inglenook style fireplace with multi fuel stove, tiled inset, carved wooden surround and mantle, tiled flooring, recessed spot lighting, tri folding doors to rear courtyard and garden.

#### Utility Room

17'0 x 7'1

Range of high and low level units, part tiled walls, plumbed for washing machine, space for tumble dryer, single stainless steel sink with drainer and mixer tap, vinyl flooring.

#### First Floor

#### Landing

Feature stained glass window, hot press with storage, corniced ceiling.

#### Bedroom 1

18'1 x 16'1

Double room, dual aspect views, feature fireplace with cast iron inset, carved wooden surround and mantle, corniced ceiling, archway to walk-in wardrobe and ensuite.

#### Ensuite Bathroom

White suite comprising low flush w.c., vanity unit with sink and mixer tap, tiled splashback, free standing clawfoot bath with telephone hand shower, feature window, tiled flooring, corniced ceiling.

#### Bedroom 2

16'0 x 11'0

Double room, corniced ceiling, picture rails, feature fireplace with cast iron inset, carved wooden surround and mantle.

#### Bedroom 3

14'1 x 14'0

Double room, corniced ceiling, picture rail, feature fireplace with cast iron inset and carved wooden surround.

#### Bedroom 4

14'1 x 9'1

Double room, wood flooring, built-in robes, ensuite.

#### Ensuite Shower Room

White suite comprising low flush w.c., wash hand basin with mixer tap, built-in storage, walk-in shower enclosure with Mira overhead shower, glazed door, tiled flooring.

#### Bedroom 5

10'0 x 9'1

Double room, corniced ceiling, roof space access via slingsby type ladder.

#### Bathroom

White suite comprising low flush w.c., claw foot roll top free standing bath with mixer tap, walk-in shower cubicle with tiled walls, glazed door, vanity unit with sink and mixer tap, tiled splashback, tiled flooring.

#### Outside

Gated entry to the front, tarmac driveway with parking for multiple vehicles, garden in lawn, mature plants, shrubs, hedging and trees. Rear courtyard with paved area, outside w.c., covered workshop, garden in lawn, established vegetable patch, mature plants, shrubs, hedging, trees and flower beds. Outbuilding with power and light, first floor storage.





















First Floor

Ground 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 PlanUp.

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			
(21-38) F		31	35
(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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