

Tim Martin
— .co.uk



19 Ashbourne Park
Donaghadee Road
Newtownards
BT23 7RE

Offers Around
£285,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This beautifully presented property, set on a generous site at the end of a cul-de-sac, offers spacious and modern accommodation.

The ground floor comprises a generous lounge, with feature bay windows, along with a stylish contemporary kitchen / dining room fitted with modern units and ample space for family dining. Glazed double doors open directly onto the enclosed rear garden and patio, ideal for summer bar-be-ques. A separate utility room and downstairs WC complete the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home enjoys an enclosed rear garden, ideal for children and outdoor entertaining. To the side, a detached garage offers additional storage, while the driveway provides ample parking for 2 cars.

Located within a small development, the property offers a quiet residential setting overlooking the surrounding countryside, while remaining conveniently accessible to local amenities.

The property enjoys good access to a wide range of local amenities including shops, eateries and a good selection of primary and secondary schools. The town offers excellent transport links to Belfast and surrounding areas, making it ideal for commuters. For those with sporting interests Blair Mayne Leisure Centre and local sporting clubs provides an excellent range of activities for all.

Early viewing is highly recommended to fully appreciate the quality and space this home has to offer.

FEATURES

- Beautifully Presented Detached Property Set on a Generous site at the End of a Cul de Sac
- Spacious Lounge with Feature Bay Windows
- Contemporary Kitchen / Dining with Double Doors to Rear Gardens
- Separate Utility Room and Downstairs WC
- Three Well Proportioned Bedrooms, Principal with En Suite Shower Room
- Modern Family Bathroom with White Suite
- Enclosed Rear Gardens with Views Over the Surrounding Countryside
- Detached Garage and Driveway with Ample Parking for 2 Cars
- Located in a Small Residential Development Accessible to Local Amenities

Entrance Hall

Glazed composite front door; understairs storage cupboard.

WC 7'2 x 3'2 (2.18m x 0.97m)

White suite comprising dual flush wc; semi pedestal wash hand basin with mono mixer tap; chrome heated towel radiator.

Lounge 16'8 x 16'1 (5.08m x 4.90m)

(including bay windows)

Tv aerial and telephone connection point.

Kitchen 13'8 x 13'2 (4.17m x 4.01m)

Excellent range of high and low level cupboards and drawers; formica worktops; 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; integrated Gorenje dishwasher; 4 ring stainless steel gas hob with stainless steel splashback and extractor unit with light; Whirlpool electric oven; space for fridge / freezer; tv aerial connection point; double glazed patio doors to the rear garden.

Laundry Room 7'6 x 7'1 (2.29m x 2.16m)

Good range of low level cupboards; formica worktops incorporating 1½ tub single drainer stainless steel sink unit with swan neck mono mixer tap; space and plumbing for washing machine and tumble dryer; Baxi Duo Tec gas fired boiler; extractor fan; glazed door to rear garden.

Stairs to First Floor / Landing

Linen cupboard; access to roofspace (partially floored).

Principal Bedroom 13'0 x 12'3 (3.96m x 3.73m)

(maximum measurements)

Triple built-in wardrobes with sliding doors concealing shelving and clothes rails; tv aerial connection point.

En Suite Shower Room 7'0 x 5'7 (2.13m x 1.70m)

White suite comprising quadrant tiled shower cubicle with sliding shower doors and side panel; thermostatically controlled shower with telephone shower attachment; dual flush wc; semi pedestal wash hand basin with mono mixer tap; chrome heated towel radiator; tiled floor; extractor fan.

Bedroom 2 11'4 x 9'10 (3.45m x 3.00m)

Bedroom 3 9'10 x 9'10 (3.00m x 3.00m)

(maximum measurements - L shaped)

Bathroom 8'2 x 7'3 (2.49m x 2.21m)

White suite comprising panelled bath with mixer tap; dual flush wc; semi pedestal wash hand basin with mono mixer tap; tiled floor; chrome heated towel radiator; extractor fan.

Outside

Space and parking for 2 cars.

Detached Garage 21'3 x 10'1 (6.48m x 3.07m)

Roller door; light and power point; pedestrian door.

Flagged path and granite chip flowerbeds to front and side.

Enclosed rear gardens laid out in lawn with flagged patio area with views over surrounding countryside.

Capital Rateable Value

£150,000. Rates Payable = £1431.00 per annum (approx)

Tenure

Leasehold

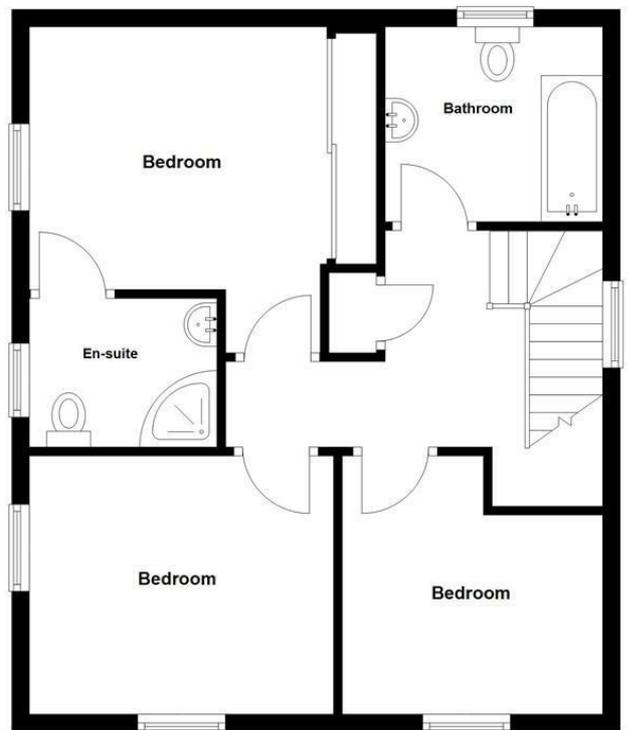
Ground Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 108.3 sq. metres (1165.9 sq. feet)

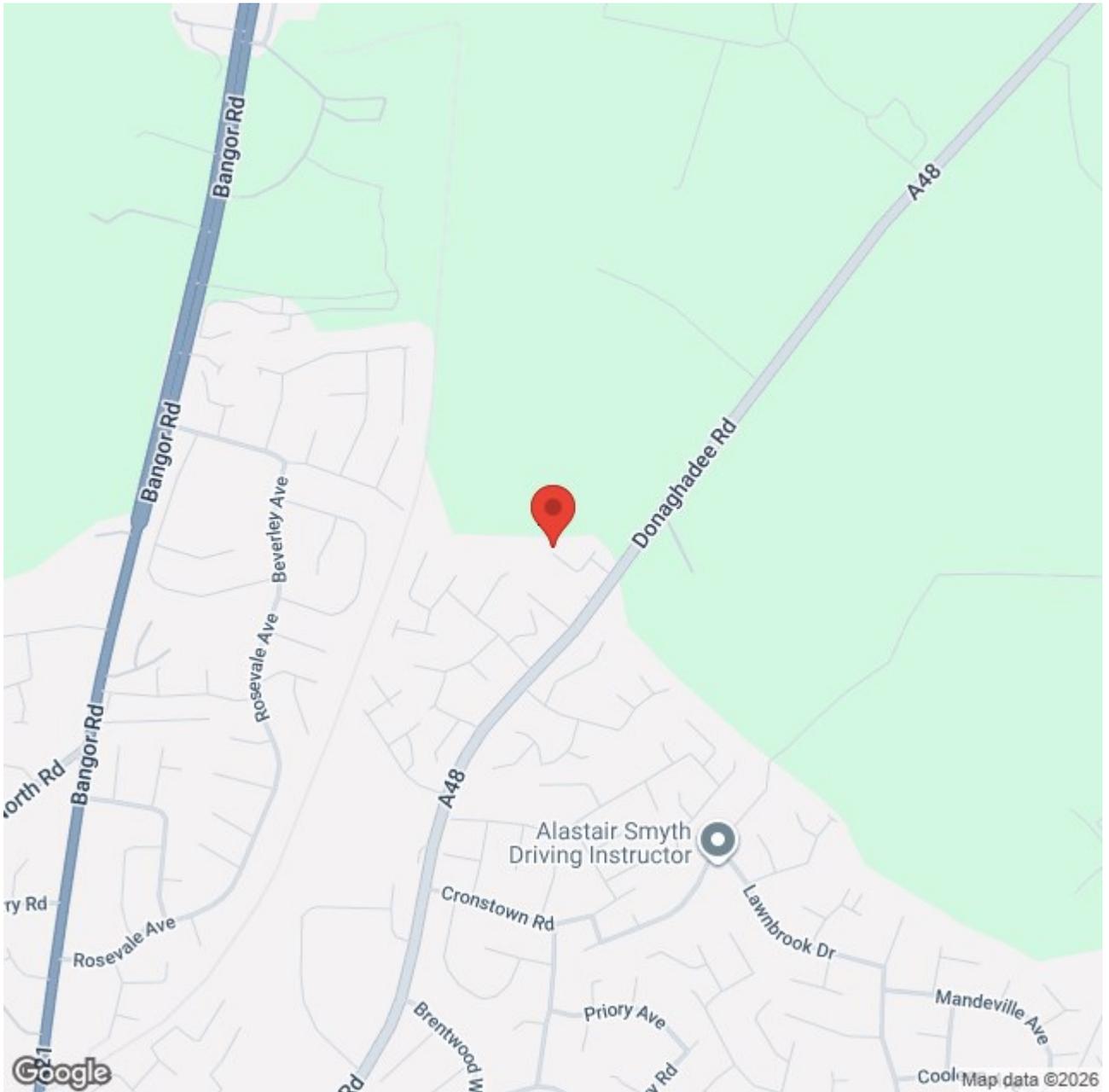
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

19 Ashbourne Park, Newtownards









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		
(1-20)	G		
Not energy efficient - higher running costs			
		79	83

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24
 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.