

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 BELVEDERE ROAD,
NEWTOWNARDS, BT23 7AX**

OFFERS OVER £335,000

Positioned on an elevated and private site just off the ever-popular Belvedere Road, 18 Belvedere Road, Newtownards enjoys breathtaking panoramic views across Newtownards, Strangford Lough and the iconic Scrabo Tower. Rarely do homes in this location combine such stunning outlooks with generous, modernised accommodation, making this a truly special opportunity.

Beautifully updated by the current owners, the property offers bright, well-proportioned living space throughout. The impressive open plan living and dining room is the heart of the home, featuring solid wooden flooring, an attractive open fireplace with cast iron inset and marble surround, and dual aspect views that flood the room with natural light. Double doors lead to a superb sunroom, perfectly positioned to capture uninterrupted views towards the town and lough – an ideal space to relax or entertain.

The kitchen is spacious and practical, fitted with an excellent range of high and low level units, integrated double oven and hob, and ample space for informal dining. A separate utility room provides additional storage and laundry space, with access to the side garden and a convenient ground floor guest WC.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from built-in robes, dual aspect views and an ensuite shower room. Bedrooms two and three enjoy superb views over Newtownards and Strangford Lough, while bedroom four offers views towards Scrabo Tower. A family bathroom, separate WC and excellent storage complete the first floor.

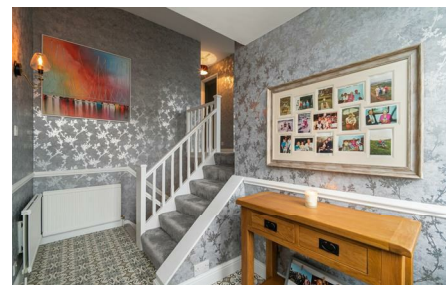
Externally, the landscaped gardens have been thoughtfully designed to make the most of the elevated setting, with raised decked areas, a sun terrace, lawn and mature planting. A garage and driveway parking for two vehicles further enhance this exceptional detached home.

Properties with views and space of this calibre in Newtownards are few and far between. Early viewing is strongly recommended to avoid disappointment.



Key Features

- Fantastic Detached Property On An Elevated, Private Site
- Four Good Sized Bedrooms, Master With Ensuite
- Well Proportioned Kitchen With A Good Range Of Units, Space For Dining And Separate Utility Room
- Landscaped Gardens To Front And Rear With Uninterrupted Views
- Views Over Newtownards, Strangford Lough And Scrabo Tower
- Open Plan Living/Dining Room With Open Fire Through To Sunroom
- Guest WC And First Floor Bathroom With Separate WC
- Early Viewing Is Recommended For This Exceptional Home



Accommodation

Comprises:

Entrance Hall

Feature tiling, dado rail.

Lower Hall

Double storage cupboard.

Living/Dining Room

26'0 x 17'0 (@ widest points)

Solid wooden flooring, dado rail, open fireplace with cast iron inset, marble hearth, marble surround and mantle, dual aspect views.

Sunroom

12'0 x 12'0

Solid wooden flooring, views over garden and towards Newtownards and Strangford Lough.

Kitchen

17'1 x 12'1

Range of high and low level units, laminated work surfaces, feature glazed units, integrated "Indesit" double oven, four ring electric hob with extractor fan and hood, one and a half stainless steel sink with built in drainer and mixer tap, space for fridge/freezer, plumbed for dishwasher, space for dining table, part tiled walls, tiled flooring, door to sunroom, glazed door to utility.

Utility Room

9'1 x 9'0

Tiled flooring, range of high and low level units, plumbed for washing machine, space for tumble dryer, door to side garden.

Guest WC

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, wall mounted radiator, tiled flooring.

First Floor

Landing

Access to roofspace.

Master Bedroom

15'0 x 9'1

Double room with dual aspect views, built in robes.

Ensuite

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, shower enclosure with "Mira Sport" overhead shower and glazed door, wall mounted chrome radiator, tiled flooring.

Bedroom 2

14'1 x 9'0

Double room, eaves storage, views over Newtownards and Strangford Lough.

Bedroom 3

10'0 x 9'1

Double room with views over Newtownards and Strangford Lough.

Bedroom 4

12'0 x 7'0

Built in robes, views of Scrabo Tower.

Bathroom

White suite comprising panelled bath with "Redring" overhead shower and glazed folding screen, vanity unit with sink, storage and mixer tap, wall mounted radiator, velux type window, recessed spotlighting, hot press with storage, tiled flooring, fully tiled walls.

WC

White suite comprising low flush wc, vanity unit with sink and storage, tiled flooring, tiled walls, extractor fan.

Garage

18'0 x 12'0

Power and light, up and over door.

Outside

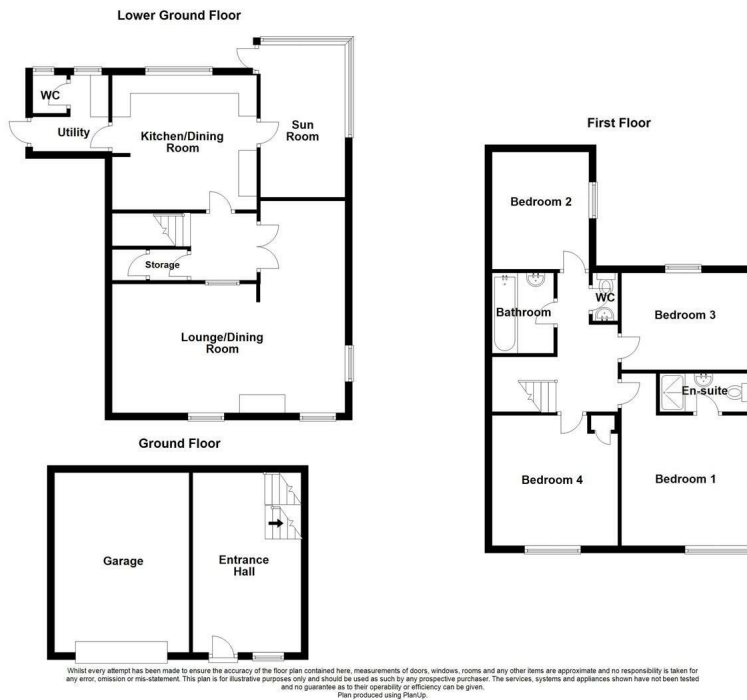
Front: Tarmac driveway for two vehicles, access to garage, bedding areas, raised bedding areas, mature plants, shrubs and trees, raised decked seating area, lawn, views over Newtownards, Strangford Lough and Scrabo Tower. Rear: Area in lawn, raised decked entertaining area, paved BBQ area, viewing terrace, mature plants, shrubs and trees, views over Newtownards and Strangford Lough, fully enclosed, outside tap, outside light, paved walkway to side of property.











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		
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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark