

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterproperty.com

NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 MOUNTPLEASANT DRIVE,
NEWTOWNARDS, BT23**

ASKING PRICE £415,000

A beautifully presented family home, within the ever popular Mountpleasant Drive of Newtownards. Boasting an impressive 2,500 square feet of living space, offering excellent views over Newtownards with easy to maintain gardens and detached garage.

This excellent detached property offers versatile accommodation with self-contained ground floor living with two bedrooms; one bedroom currently used as a cinema room, with access to storage room/bar area and kitchenette. The ground floor also benefits from a family bathroom suite with panelled bath and separate shower cubicle.

The first floor offers a spacious lounge with attractive stone fireplace, modern fitted kitchen with range of units, Belfast sink with waste disposal unit, Smeg double oven with six ring gas hob, ceramic tile flooring, and recessed spotlighting. Further benefits include double door access to sun room and separate utility with matching units and ceramic tile flooring.

Situated in a quiet cul-de-sac this is a great family home, in an excellent strategic location within walking distance to great schools, Newtownards shopping centre, cinema, town centre and only seconds walk to a foot entrance to scenic walks of Scrabo country park and quick access to Belfast, Comber and Ards Peninsula. View now to avoid disappointment.



Key Features

- Beautiful Four Bedroom Detached Property Extending To 2,500 Square Foot
- First Floor Modern Fitted Kitchen With Dining Area And Separate Utility Room
- Ground Floor Family Bathroom, First Floor Toilet Suite & Second Floor Ensuite
- Detached Garage With Electric Up And Over Door With Sealed Ceiling & Storage
- Fitted Kitchen On The Ground Floor, Lounge And Sunroom On The First Floor
- Two Bedrooms On The Ground Floor And A Further Two On The Second Floor
- Gas Fired Central Heating, uPVC Double Glazing & Beam Central Vacuum System
- Low Maintenance Enclosed Private Gardens And Large Brick Paviour Driveway



Accommodation Comprises:

Entrance Hall

Ceramic tile flooring, cloakroom storage cupboard.

Bedroom 3

17'9 x 15'4

Currently used as a cinema room or ideal as an annex. Wired for multi-media entertainment, ceiling speakers, recessed spotlights, laminate flooring.

Kitchenette

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, free standing oven with four ring hob, part tiled walls, ceramic tile flooring.

Storage Room / Bar

Built-in bar with double wine rack and built-in drinks cooler, ceramic tile flooring.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer taps and telephone hand shower, shower cubicle, tiled shower enclosure with Mira bar shower, ceramic tile flooring, recessed spotlights.

Bedroom 4

15'4 x 12'8

First Floor

Landing

Lounge

24'2 x 16'5

Attractive stone fireplace, cast iron inset, gas coal effect fire, granite hearth, recessed ceiling speakers.

Kitchen / Dining Area

24'5 x 13'7

Excellent range of high and low level units, ceramic Belfast sink with waste disposal unit with mixer tap and spray arm, Smeg double oven with six ring gas hob, stainless steel extractor hood, built-in Bosch microwave, ceramic tile flooring, recessed spotlights. Double doors to:

Sunroom

13'0 x 12'0

Ceramic tile flooring, patio doors to side patio and garden.

Utility Room

7'6 x 5'8

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built-in Becko tumble dryer, plumbed for washing machine, ceramic tile flooring.

WC

White suite comprising low flush wc and pedestal wash hand basin.

Second Floor

Landing

Bedroom 1

18'4 x 13'8

Jack and Jill Ensuite

White suite comprising low flush wc, double basin vanity unit with mixer taps, shower cubicle, fully tiled shower enclosure, Mira bar shower, recessed spotlights, natural stone mosaic tile flooring.

Bedroom 2

13'7 x 15'0

Excellent range of built-in robes, built-in drawers and shoe racks, dressing table, recessed spotlights.

Outside

Front: Brick paviour driveway for multiple cars, flowerbeds and shrubs. Rear: Easily maintained garden in lawn with flowerbeds, trees, brick paved patio area.

Detached Garage

19'5 x 14'7

Electric up and over door. Ceiling sealed with a hatch and roof space storage.

Timber Office / Garden Room

14'3 x 6'6

Light and power, pvc door and window.

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.

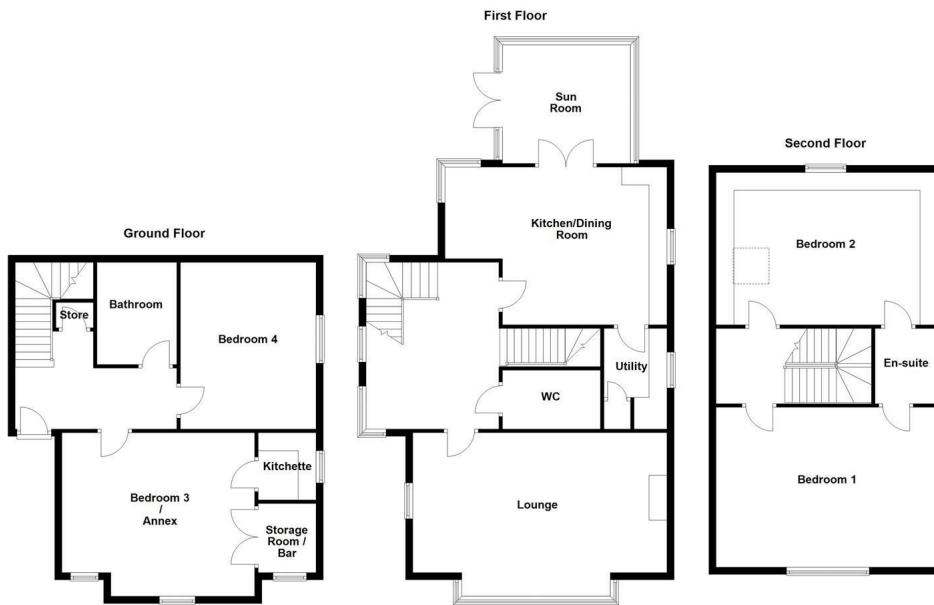
You can find more information about the legislation at www.legislation.gov.uk











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 Planific.

2 Mountpleasant Drive

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (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.

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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

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NEWTOWARDS
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RENTAL DIVISION
028 9070 1000



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