

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 HOLLYMOUNT ROAD,  
NEWTOWNARDS, BT23 7DL

OFFERS AROUND £235,000



**\*\* PLEASE NOTE -** Although this property is currently configured as a 2 bedroom, it was originally a 3 bedroom. The current owner is happy to restore it to its original 3 bedroom layout if preferred. **\*\***

Located on the charming Hollymount Road of Newtownards, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. The property boasts an inviting open plan kitchen, living, and dining area, complete with a delightful feature island.

The interior is finished to an excellent standard, ensuring a stylish and functional space for everyday life. The house features two generously sized double bedrooms, one of which benefits from built-in storage, providing ample space for your belongings. Although originally designed as a three bedroom home, the current owners have thoughtfully reconfigured the two front bedrooms into one generously proportioned room, creating a spacious and versatile area that better suits their lifestyle. For those seeking a traditional three bedroom layout, reinstating the original configuration would be straightforward, offering flexibility to adapt the space to your own requirements. The luxury shower room is a standout feature, showcasing a contemporary walk-in shower enclosure that adds a touch of elegance to the home.

Outside, the property is complemented by beautifully landscaped gardens to the rear, offering a serene outdoor space to enjoy. Additionally, there is parking available for multiple vehicles, and large garage which is skimmed and fitted with sockets perfect for a office or gym, ideal for people looking to work from home.

Situated close to the bustling town centre of Newtownards, this home is ideally located near a variety of amenities and schools, making it perfect for families and professionals. This semi-detached property is not just a house; it is a wonderful place to call home.



## Key Features

- A Spacious Semi-Detached Property Located On Hollymount Road
- Fitted Kitchen With A Range Of Integrated Appliances & Feature Island
- Two Well Proportioned Double Bedrooms, One With Built In Storage
- Gas Fired Central Heating, uPVC Double Glazing And Large Garage
- Modern Living/ Kitchen Area Open To Sun Room With Patio Doors
- Ground Floor Toilet Suite And First Floor Modern Family Shower Room
- Tarmac Driveway For Multiple Vehicles And Maintained Rear Garden
- Great Location Within Commuting Distance To Both Bangor And Belfast



## Accommodation

### Comprises:

#### Entrance Hall

Wood laminate flooring, partly panelled walls.

#### WC

White suite comprising low flush wc, semi-pedestal wash hand basin, tiled splashback, recessed spotlighting, extractor fan, tiled flooring.

#### Living Room

9'11" x 15'8"

Wood laminate flooring, recessed spotlighting.  
Open to-

#### Kitchen

16'6" x 12'4"

Modern range of high and low level units, quartz work surfaces with upstand, inset composite sink unit with mixer tap, integrated appliances to include; fridge/freezer, washing machine, double oven, five ring gas hob, stainless steel extractor fan and dishwasher. Breakfast island with storage, space for informal dining, recessed spotlighting.  
Open to-

#### Sun Room

13'5" x 12'0"

Wood laminate flooring, Velux window, panelled feature wall, access to rear garden, views of Strangford lough.

#### First Floor

#### Landing

Wood laminate flooring, access to roof space via slings by ladder, partly panelled walls.

#### Bedroom 1

16'4" x 14'2"

Double room, wood laminate flooring, built in robes, built in storage, space for dressing table, recessed spotlighting.

#### Bedroom 2

9'6" x 13'1"

Double room with wood laminate flooring, views of Strangford Lough.

#### Shower Room

White suite comprising low flush wc, wall mounted vanity unit with mixer tap, walk in shower with overhead shower, glazed glass shower screen, tiled flooring, fully tiled walls, recessed spotlighting.

#### Garage

11'5" x 22'2" (at widest point)

Large garage, plastered walls, fully insulated walls, floors, and ceiling, roller shutter door, power and light.

#### Utility

10'10" x 6'2"

Utility area with range of low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap.

#### Outside

Front: tarmac driveway with parking for multiple vehicles.

Rear: area in lawn, patio entertaining area, mature plants and shrubs, outside light, fully enclosed.

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](http://www.legislation.gov.uk)





















Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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