

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 BALLYBARNES ROAD,
NEWTOWNARDS, BT23 4UE**

OFFERS OVER £575,000

Nestled on the exclusive Ballybarnes Road in Newtownards, this stunning detached bungalow offers a unique blend of luxury and comfort. Set on an elevated site, the property boasts breathtaking views of the iconic Scrabo Tower and the serene Strangford Lough, making it a picturesque retreat.

Upon entering, you will be greeted by an impressive high-end finish that extends throughout the home, both internally and externally. The extensive landscaping and thoughtful lighting scheme enhance the property's appeal, creating a welcoming atmosphere. The bungalow features three spacious reception rooms, providing ample space for both relaxation and entertainment.

With four well-appointed bedrooms, two of which come with luxurious ensuite shower rooms and built-in wardrobes, this home is designed for modern living. The open plan kitchen, living, and dining area is a true highlight, featuring top-of-the-line units, a large island perfect for gatherings, and a separate utility room for added convenience. Additionally, a cosy family space or snug offers a perfect spot for casual living.

This single-storey residence is located close to Newtownards town centre and provides easy access to local amenities and the main arterial routes to Belfast. Viewing this exceptional home is highly recommended, as it presents a perfect opportunity to acquire a property that combines elegance, comfort, and stunning views in one of the most desirable areas.



Key Features

- Stunning Detached Home With Views Over Strangford Lough And Scrabo Tower
- Extensive Landscaping And Lighting Scheme To Front And Rear Of Property
- Within Close Proximity To Newtownards Town Centre And Main Arterial Routes To Belfast
- Maintained And Decorated To A High Standard Internally And Externally
- Four Bedrooms, Two With Ensuite Shower Rooms And Built In Wardrobes
- Open Plan Kitchen/Living/Dining Room With Luxury Kitchen And Separate Utility Room
- Tarmac Driveway With Parking For Multiple Vehicles And Detached Garage
- Viewing Is Highly Recommended For This Beautiful Home In A Fantastic Location



Accommodation

Comprises:

Entrance Porch

Wood laminate flooring, views over Scrabo Tower and Strangford Lough.

Entrance Hall

Wood laminate flooring, access to floored roofspace, recessed spotlighting.

Kitchen/Living/Dining Room

29'0" x 22'0"

Luxury range of high and low level units, quartz work surfaces, upstands and splashback, undermounted sink with mixer tap, built in larder fridge, built in "Neff" oven, "Hotpoint" induction hob and stainless steel extractor fan and hood, built in dishwasher, built in bin drawer, island with quartz work surfaces and breakfast bar seating, stable door to utility room, double doors to hallway, wood laminate flooring, open to dining area, open to living room with "Wiking" wood burning stove, sliding doors to front sun terrace, wall mounted radiator, recessed spotlighting.

Utility Room

9'4" x 5'10"

Luxury range of high and low level units, laminate work surfaces, "Blanco" sink with mixer tap and built in drainer, built in freezer, space for tumble dryer, plumbed for washing machine, wood laminate flooring, views over Newtownards.

Snug/Office

11'8" x 9'6"

Wood laminate flooring, recessed spotlighting, built in dresser, built in bookcase.

Rear Hall

Access to detached garage.

Primary Bedroom

21'1" x 12'0" @ widest points

Double room, recessed spotlighting, views over rear garden.

Ensuite

Modern white suite comprising low flush wc, vanity unit with sink, storage and waterfall tap, feature light mirror, walk in shower enclosure with glazed screen and overhead waterfall shower head, extractor fan, recessed spotlighting, tiled flooring.

Dressing Room

Built in wardrobes.

Bedroom 2

11'1" x 10'9"

Double room with, built in wardrobe, built in bookcase, views over rear garden.

Ensuite

Modern white suite comprising low flush wc, vanity unit with sink, storage and waterfall tap, walk in shower enclosure with glazed screen and overhead waterfall shower head, wall mounted radiator, feature light mirror, extractor fan, recessed spot lighting, tiled flooring, fully tiled walls.

Dressing Area

10'9" x 5'4"

Built in wardrobe.

Bedroom 3

10'0" x 10'0"

Double room with views over Scrabo Tower and Strangford Lough.

Bedroom 4

10'0" x 7'4"

Currently used as an office.

Guest WC

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

Outside

Front: Tarmac driveway for multiple vehicles, area in lawn, paved seating area, access to detached garage, views over Newtownards, Scrabo Tower and Strangford Lough, extensive landscaping and lighting scheme.

Rear: Area in lawn, lighting scheme, paved area, raised beds, sleeper wood border, mature plants, shrubs and trees, oil storage tank, paved walkway, views over Strangford Lough and towards Newtownards.

Detached Garage

16'9" x 9'1"

Power and light.



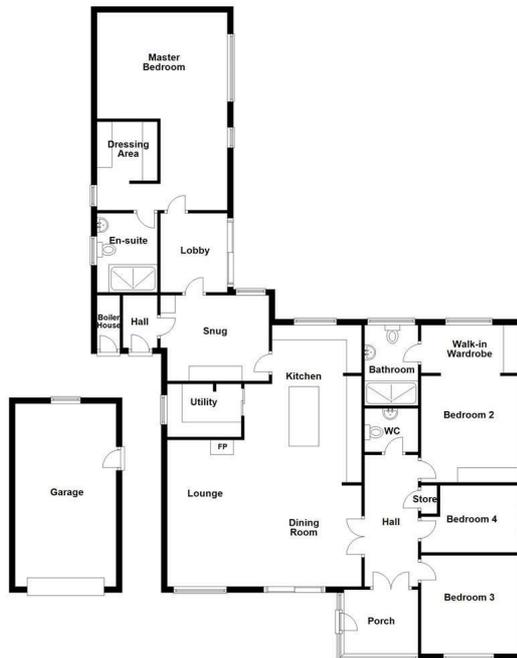








Ground Floor



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 capability or efficiency can be given. Plan produced using Planitrac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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.

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