

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 BRYNMOR PARK,
NEWTOWNARDS, BT23 7JN**

ASKING PRICE £525,000

Thoughtfully and impeccably designed throughout, 6 Brynmor Park is an exceptional detached home perfectly positioned within an exclusive development of 11 premium homes, newly built in 2024. Boasting a high specification throughout, this exceptional property offers generous and well-proportioned living spaces, whilst located in a highly desirable residential setting close to all local amenities, schools and arterial routes to Belfast.

Finished to an immaculate standard both internally and externally, the home features contemporary fittings and fixtures complemented by stylish, timeless finishes. Every detail has been carefully considered to ensure a home that is as functional as it is visually impressive.

At the heart of the home is a contemporary designer kitchen with island, finished with premium quartz worktops and matching upstands, stylish matt handleless cabinetry, complemented by soft-close drawers and a full range of integrated branded appliances including dual oven, induction hob, dishwasher and wine cooler.

On the first floor the property comprises four generously sized double bedrooms, including a superb principal bedroom complete with a stylish ensuite, and a chic, contemporary family bathroom with freestanding bath.

This exceptional home is equipped with advanced smart home technology throughout, including smartphone-enabled heating controls, a high efficiency Worcester gas combination boiler, a Ring doorbell system, six energy-efficient PV solar panels with battery storage, a comprehensive range of electrical sockets, and a fully zoned security alarm for enhanced convenience and efficiency.

Externally, the property offers landscaped gardens with paved patio areas, south facing to the rear, bitmac driveway, external lighting to front and rear. All communal areas are professionally maintained by a management company, and the development is backed by a 10-year guarantee.

Early viewing is highly recommended to fully appreciate this luxurious home!



Key Features

- Beautifully Designed Property Within An Exclusive Development Of 11 Homes, Newly Built in 2024.
- Luxury Open Plan Kitchen With A Range of Modern Integrated Appliances And Utility Room
- Landscaped Gardens Complemented By A Neatly Finished Bitmac Driveway And Additional Side Garden
- 6 Panel PV Panels With Battery Storage And EV Car Charger. EPC 'A' Rating
- Early Viewing Is Highly Recommended To Fully Appreciate The Standard And Setting Of This Exceptional Home
- Four Generously Proportioned Double bedrooms, Including A Spacious Principal Bedroom Complete With Modern Ensuite
- Large Living Room With Dual Aspect Views And Feature Wall Panelling
- Smart Home Technology With Smartphone-Enabled Heating Controls
- Prime Location In Newtownards, Close To Shops, Schools And Arterial Routes To Belfast



Accommodation

Comprises:

Entrance Hall

Tiled floor, wall panelling, double doors to kitchen and lounge, recessed spotlighting, alarm system.

Living Room

20'1 x 13'8 (plus bay)
Solid wooden flooring in a herringbone style, wall panelling, dual aspect views, bay window, double doors to rear garden.

Kitchen/Dining Room

20'1 x 15'3 (widest points)
Bay window with space for dining, luxury kitchen with a range of high and low level units, quartz worksurfaces and upstands, one and a quarter stainless steel undermounted sink with hot tap and built in drainer, AEG induction hob with extractor fan and quartz splashback, integrated dishwasher, integrated fridge/freezer, integrated wine cooler, integrated AEG double oven, walk in utility room, island with quartz worksurface, waterfall edges, seating, storage and bank of sockets.

Sunroom

13'0 x 9'8
Tiled floor, double doors to rear, wall mounted radiator, recessed spotlighting.

Utility Room

6'0 x 4'4
Range of high level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, plumbed for washing machine, space for tumble dryer, extractor fan, tiled flooring.

Guest WC

White suite comprising vanity unit with sink, storage, mixer tap, tiled splashback and feature light mirror, low flush wc, wall mounted chrome radiator, recessed spotlighting, extractor fan.

First Floor

Landing

Storage cupboard housing battery storage unit, wall panelling, recessed spotlighting.

Master Bedroom

11'9 x 10'4
Double room, wood laminate flooring, feature wall panelling, pocket door to ensuite.

Ensuite

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, shower enclosure with overhead shower and glazed doors, wall mounted chrome radiator, recessed spotlighting, tiled flooring, extractor fan.

Bedroom 2

13'4 x 10'4
Double room, wood laminate flooring, roofspace access (partially floored).

Bedroom 3

13'8 x 9'3
Double room, wood laminate flooring.

Bedroom 4

13'8 x 9'3
Double room, wood laminate flooring, currently used as a dressing room.

Bathroom

White suite comprising free standing bath with mixer tap, corner shower enclosure with overhead shower and glazed doors, vanity unit with sink, storage and mixer tap and tiled splashback, LED light mirror, low flush wc, chrome radiator, recessed spotlights, extractor fan, tiled flooring, part tiled walls.

Outside

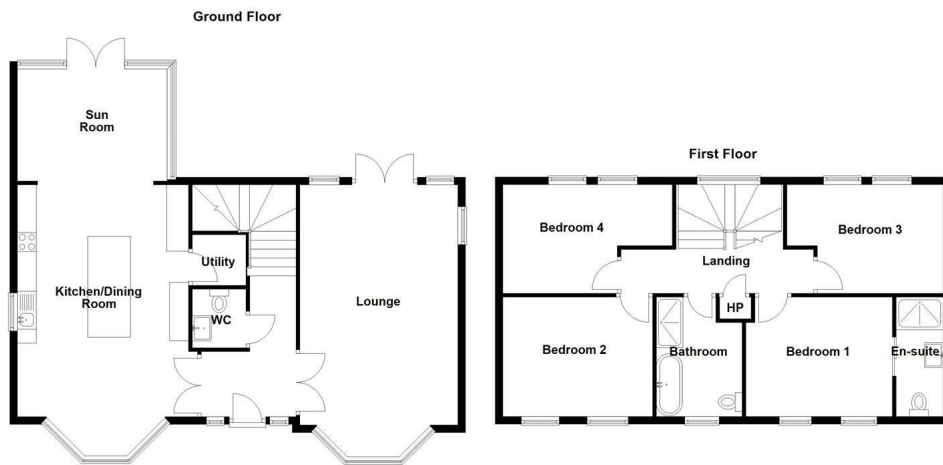
Front and side: Paved walkway, area in stone, tarmac driveway with space for 4 cars, EV charge point, extra side garden.
Rear: Paved area, south facing garden, outside light, outside tap, fully enclosed, 6 solar panels.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(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

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



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